



**38 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2288110**



**\$359,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,265 sq.ft.                        | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Stall                               |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Close to Clubhouse, Lake |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Central          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 319 |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters  |                   |        |

**Inclusions:** None

Welcome to this beautifully maintained townhouse in the heart of Auburn Bay! Located just one block from all major amenities—including Superstore, restaurants, movie theatres, South Health Campus, and the largest YMCA in Calgary—this home offers unbeatable convenience and lifestyle. As you step inside, you’re welcomed by a spacious open-concept main floor featuring a bright living room and dining area. The kitchen is finished with quartz countertops, upgraded backsplash, and a newer refrigerator. Durable laminate flooring runs throughout the entire main level, creating a clean and cohesive look. Upstairs, you’ll find two generously sized bedrooms, each with its own full bathroom. The primary bedroom features a 4-piece ensuite, while the second bedroom offers a well-sized layout with its own 3-piece bath—perfect for guests, roommates, or family members. A standout feature of this home is the amazing attic storage space with pull-down hatch and foldable stairs—ideal for storing seasonal items and extra belongings. Additional highlights include: Private fenced yard; Newer hot water tank; Walking distance to the beautiful Auburn Bay Lake; Quick access to Exit 88, Stoney Trail, and Deerfoot Trail. This home offers comfort, functionality, and an exceptional location—perfect for first-time buyers, small families, or investors.