



**112, 22 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2296153



\$245,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 354
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window Coverings

Pride of ownership shines in this fantastic ground floor condo in the premier lake community of Auburn Bay. This 1-bedroom plus den unit features an open concept layout with 9' ceilings, fresh paint, and expansive windows. The modern kitchen is a standout, boasting quartz countertops, a large island, stainless steel appliances, and custom cabinetry. Step directly from your living room onto a massive private patio equipped with a gas BBQ line. The primary suite offers a walk-through closet and dual access to the 4-piece bath. Professional perks include infloor heating, a versatile den/office/storage space, underground parking, and a separate storage locker. Enjoy year-round lake access (skating, swimming, fishing, tennis) and walkability to the South Health Campus, YMCA, and Seton's vibrant shopping district.