



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

MLS # A2302899



\$449,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,433 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters, Storage		

Inclusions: None

Discover elevated living in this impeccably maintained two-bedroom townhome, ideally situated in the sought-after lake community of Auburn Bay—just a short walk to South Health Campus. Blending smart design with everyday comfort, this home offers the perfect balance of function and style for modern living. The entry level features a dedicated office or workout space, thoughtfully tucked away from the main living areas—perfect for working from home, studying, or creating a quiet personal retreat. This separation adds valuable versatility, ideal for today’s busy professionals. Upstairs, the heart of the home unfolds into a bright, open-concept living space filled with natural light. The seamless connection between the kitchen and living area creates an inviting atmosphere for both entertaining and everyday living. Recently updated carpets add a fresh, contemporary feel, while quality finishes throughout reflect true pride of ownership. Step outside to your private front patio—perfect for morning coffee or unwinding at the end of the day. With two spacious bedrooms, this layout is well-suited for shared living, guests, or additional workspace. The proximity to South Health Campus is a standout feature—offering unmatched convenience and an exceptional work-life balance. Additional recent upgrades include a new roof and a brand-new garage door, providing added value and peace of mind. Living in Auburn Bay means more than just owning a home—it’s access to a vibrant, year-round lake community with scenic pathways, parks, and a welcoming atmosphere. Complete with a double attached garage and located in one of Calgary’s most desirable neighbourhoods, this home presents an outstanding opportunity for professionals, first-time buyers, or investors alike. Modern comfort. Prime location. Effortless

living