



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

MLS # A2145066



\$490,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,511 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

AUBURN BAY! Location is everything in real estate, and this listing for a 2-bedroom, 2.5-bathroom unit home in Auburn Bay emphasizes just that. With lake privileges and a **DOUBLE ATTACHED GARAGE**, this property is sure to catch the eye of potential buyers. Upon entry, you're welcomed by a spacious flex room, offering versatility as a home gym or craft room, with easy access to the garage. The main level boasts hardwood flooring and a splendid kitchen featuring ceiling-height cabinetry, granite countertops, and stainless steel appliances. A large island and breakfast nook provide ample space for dining and entertaining. The bright living room opens up to a sizable balcony, perfect for enjoying your morning coffee. The upper level offers added convenience with a laundry room, along with **TWO** generous bedrooms, each with a **WALK-IN CLOSETS** and **ENSUITE BATHROOMS**. Outside, a front patio provides a charming space for gatherings with friends. Conveniently located within walking distance to the South Health Campus Hospital, restaurants, and shopping amenities, this home offers both comfort and convenience in a sought-after SE community.