



**314, 22 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2152721



\$288,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	550 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

STUNNING 1 BEDROOM + SMALL DEN CONDO ACROSS FROM SOUTH HEALTH CAMPUS HOSPITAL. Prime location and LAKE PRIVELEGES. Experience premier living in the heart of Auburn Bay with this 1-bedroom, 1-bathroom + den condo, perfect for young professionals and investors alike. Situated in the desirable “Stonecroft at Auburn Bay,” this meticulously maintained 3rd-floor unit offers a blend of modern elegance and convenience. Boasting a spacious open-concept floor plan with 9’ ceilings, this home features a classic kitchen equipped with stainless steel appliances, a quartz countertop, a subway tile backsplash, pot lights, pendant lighting, a flush eating bar, and dark cabinetry complemented by hand-scraped engineered hardwood flooring. The kitchen seamlessly flows into the dining/living room, where a cozy and stylish electric fireplace creates a warm ambiance. Step out onto your private west-facing balcony, complete with a BBQgas hookup, and enjoy the sunset views. The EXPANSIVE PRIMARY SUITE includes a walk-through closet and a spacious dual-entry full bath. The versatile DEN offers additional storage or living space, ideal for a small office or extra storage. IN SUITE LAUNDRY with upgraded washer and dryer ensures added convenience. Additional features includes 1 INDOOR ASSIGNED PARKING and a SEPERATE STORAGE LOCKER, providing ample space for all your belongings. This premium condo is just across the street from SOUTH HEALTH CAMPUS, making it an ideal choice for healthcare professionals. The building’s prime location offers easy access to the Seton market area, YMCA, Auburn Lake, shopping, dining, transit, and Starbucks. With fantastic value and exceptional amenities, this home is perfect for first-time buyers and savvy investors. Welcome to your

new home in Auburn Bay! Tenant occupied with restricted showing times - please inquire with your Realtor.