



**406, 10 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2165681**



**\$404,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** TV Mount, Electric Fireplace, Jacket Hooks/Hanger at Front Door

\*\* Please click on "Videos" for 3D tour \*\* Top floor, west facing condo with outstanding mountain views in very desirable Auburn Bay! Stunning features include: 2 good sized bedrooms - one with rare vaulted ceiling, 2 bathrooms including 4-piece en suite bathroom, quartz countertops throughout, WEST facing balcony with gas line, in-suite laundry with full sized washer & dryer, ice cold A/C, in floor heat (very quiet), 9 foot ceilings, electric fireplace, newer laminate floors (2021), newer dishwasher (2021), newer microwave (2022), 1 assigned parking space, 1 assigned storage locker and much more! Location is a 10 / 10 - 1 block to the South Health Campus/Hospital, 1 block from bus stop, YMCA 3 blocks away, all the shopping and restaurants at Seton right beside you and VERY easy access to Deerfoot Trail & Stoney Trail. Note - condo fee includes all utilities except electricity! The original owner has kept this unit in perfect shape and is now ready for a new owner to call it home!