



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**210, 22 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2184856



\$394,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	886 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	-
Exterior:	Composite Siding, Stone, Wood Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 532
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

Step into this spacious condo at Stonecroft in Auburn Bay. This beautiful 3-bedroom condo is currently vacant and ready to move in. With one of the larger corner units in the building and just steps away from the South Calgary Health Campus and the Brookfield YMCA, the world's largest YMCA.; it's the perfect blend of convenience and comfort. Inside, you'll find an open-concept layout with 9-foot ceilings, creating a bright, airy space perfect for relaxation. The east-facing balcony invites you to enjoy sunny afternoons or host a barbecue using the built-in gas hookup. The kitchen combines style and functionality, featuring white quartz countertops, stainless steel appliances, soft-close cabinetry with pull-out shelving, and a large island that makes meal prep and casual dining a breeze. The primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a sleek ensuite bathroom with a glass-walled shower. Two additional bedrooms provide flexibility, whether you need space for family, guests, or a home office. A second full bathroom is conveniently located nearby. This unit offers modern comforts such as in-suite laundry, two-zone heated floors included in the condo fee, and secure, heated underground parking with a private storage locker. The pet-friendly building even includes a small dog park, ensuring your furry friends feel at home too. With its vacant status and immediate availability, this condo is ready for you to make it your own. Whether you're looking for a dream home or a wise investment, this property checks all the boxes. Don't miss the opportunity to call this stunning condo yours—schedule a viewing today!