



**205, 22 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2184998



\$379,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	889 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Whether you're a First-time home buyer, Investor or Down-sizer, this 2 BEDROOM + den, 2 BATH home is perfect for you! Located across from the SOUTH CALGARY HEALTH CAMPUS and walking distance to Auburn Bay lake, the world's largest YMCA and the SETON RETAIL DISTRICT, you can safely leave your vehicles in the 2 included UNDERGROUND PARKING STALLS and start saving on gas. If you only have one vehicle, renting the 2nd stall as a mortgage helper is an option too. This east facing former builder show home with 9' ceilings, large windows and a fresh coat of paint is bright and welcoming and comes with maple cabinetry, stainless steel appliances, white quartz countertops, eating bar island, electric fireplace, in-suite laundry as well as an additional storage locker & bike room. You'll love the enormous primary bedroom, allowing additional space for a nursery, reading nook, extra wardrobe or dresser space - the possibilities are endless! The kitchen also comes with under cabinet lighting and garburator, both the kitchen and bathroom faucets are brand new and the covered balcony is equipped with BBQ hook-up. Your furry family member is also welcome and immediate possession is available so don't wait, book your private viewing today and start loving where you live!