



GRASSROOTS
REALTY GROUP

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56 Auburn Bay Link SE
Calgary, Alberta

MLS # A2201858



\$419,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,203 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

OPEN HOUSE Saturday April 5 2-4 pm This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience, complete with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The modern kitchen boasts contemporary cabinetry, quartz countertops, and stainless steel appliances—perfect for any culinary enthusiast. Upstairs, you’ll find dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the home’s prime location offers unbeatable convenience, just minutes from the South Health Campus, grocery stores, restaurants, the YMCA, and more. This home presents a fantastic investment opportunity. Don’t miss out—call today to schedule your private viewing!