

**307, 10 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2236018**



## \$349,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Modern 2 Bed + Den with Mountain Views, 2 Underground Parking Stalls & Prime Location in Auburn Bay, designed for those seeking style and space in one of Calgary's most sought-after lake communities. This unit is right across from the South Health Campus (Hospital). This beautifully appointed 2-bedroom + den, 2-bath condo on the third floor features an open-concept layout with mountain views, two heated underground parking stalls, and a private storage unit. Inside, you'll find 9-foot ceilings, luxury vinyl plank flooring, and large windows that flood the space with natural light. The kitchen is a true standout with modern two-tone cabinetry—rich wood lowers and crisp white uppers—quartz countertops, stainless steel appliances, and an island ideal for both entertaining and everyday use. The bright living space leads to a southwest-facing covered balcony with sunset views, natural gas hookup for BBQs, and plenty of room to relax. The primary suite is a calming retreat with a large window, walk-through closet, and a spa-inspired ensuite. The second bedroom is perfect for family or guests, while a second full bathroom adds convenience. The versatile den provides an ideal space for a home office, creative nook, or extra storage. This unit offers rare flexibility to suit your lifestyle. With the heated floor gives you the cozy feeling. Just one block from Auburn Bay's private lake, enjoy year-round activities like paddleboarding, skating, and beach days. Located directly across from South Health Campus and moments from the YMCA, Public Library, Superstore, Cineplex, schools, and major routes including Deerfoot and Stoney Trail. Whether you're a professional, a couple, a small family, or downsizing, this home offers a perfect balance of comfort, quality, and convenience. Premium finish. Prime location.

Picture-perfect lifestyle. This rare unit is a true gem with 2 parking spots and 2 FOBs. Book your showing today!