

**109, 22 Auburn Bay Link SE**  
**Calgary, Alberta**

**MLS # A2287277**



**\$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>	883 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this bright and spacious 883 sq ft condo offering 2 bedrooms, 2 bathrooms, and the perfect blend of comfort, style, and convenience. Located in the highly sought-after lake community of Auburn Bay, this move-in ready home boasts a thoughtfully designed open concept living space that seamlessly combines the living, dining, and kitchen areas. Enjoy a modern kitchen featuring stainless steel appliances, a central island with seating perfect for breakfast or casual dining, and direct access to a large covered patio for year round enjoyment. The large primary bedroom has a 3-piece ensuite bathroom and a walk-in closet. The second bedroom is generously sized and located near the stacked laundry. Residents enjoy exclusive lake access along with a wide range of outdoor activities and year-round community events. You're also within walking distance to restaurants, grocery stores, a movie theatre, and more. Additional highlights include: Two assigned parking stalls (29 & 107), Private assigned storage unit and Plenty of visitor parking. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in one of Calgary's best lake communities! Book your showing today.