

**402, 10 Auburn Bay Link SE**  
**Calgary, Alberta**

**MLS # A2313484**



**\$299,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

MOVE-IN READY and priced to sell! This stunning top-floor condo offers beautiful views, modern finishes, and an unbeatable location with lake access. Bright and elegant, the open-concept living and dining area is perfect for entertaining family and friends. The stylish kitchen features four stainless steel appliances, granite countertops, recessed lighting, and plenty of cabinet space. The spacious primary bedroom boasts high ceilings, a walk-in closet, and a private 3-piece ensuite designed to be your own personal retreat. A second bedroom plus a versatile den provide the perfect space for a home office, guest room, or creative studio. Step outside onto the private balcony complete with a gas line for BBQing and enjoy top-floor living with added privacy and natural light. Additional features include heated, secure underground parking, professional building management, and exclusive lake access through the prestigious Auburn Bay Beach Club. Conveniently located near South Health Campus, the Seton Shopping District, schools, restaurants, major roadways, and countless amenities. A fantastic opportunity you don't want to miss!