

401, 28 Auburn Bay Link SW
Calgary, Alberta

MLS # A2338136



\$329,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

Don't miss this beautifully upgraded top floor unit offering 2 bedrooms, 2 bathrooms, plus a den, with 1 underground parking stall, located in one of Calgary's most sought after lake communities. Perfect for first time buyers, young families, or professionals. The open concept kitchen impresses with stainless steel appliances, quartz countertops, an undermounted sink, and stylish cabinetry, flowing seamlessly into a bright living area with plenty of room for dining and entertaining. Retreat to the primary suite, complete with a generous walkthrough closet and a private ensuite featuring both a standup shower and a deep soaker tub. The second full sized bedroom offers great space and privacy for family or roommates, while the versatile den is ideal as a home office or gym. Enjoy unbeatable convenience with easy access to transit, shopping, and the South Health Campus, just minutes from Auburn Beach, and close to both Stoney and Deerfoot Trails. This exceptionally well maintained unit in a secure, well managed building represents outstanding value.