

204, 22 Auburn Bay Link SE
Calgary, Alberta

MLS # A2350009



\$340,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NA

Three bedrooms, two bathrooms, and two parking stalls: a rare combination! This bright 2nd-floor corner suite sits on the border of Auburn Bay and Seton, giving you the best of both communities. The lake and every amenity you could want are just steps away. Inside, you'll find 9 ft ceilings, modern engineered hardwood, quartz countertops, upgraded stainless steel appliances, a full-size Miele washer and dryer, and a large deck. The suite is well positioned in this pet-friendly building, away from the busy street and hospital side and not facing the parking lot. The heated, secure parkade includes two stalls, an oversized storage locker, and plenty of visitor parking. Residents enjoy full access to the community lake, with a private beach, swimming, canoeing, fishing, tennis, BBQing, and skating in winter. You're also steps from the hospital and the new Seton development, with grocery, coffee, retail, pubs, banks, a theatre, schools, parks, the new Green Line LRT, and a new sports complex close by. Stoney Trail/22X, Deerfoot, and Macleod are all easy to reach. A must see, and exceptional value!