

**401, 28 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2351764

\$324,900

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

****Top floor condo in a sought after Calgary lake community. 2 bed, 2 bath + den, with titled underground parking.**** This upgraded upper level home is a smart fit for first time buyers, growing families, or working professionals. The kitchen sits at the heart of an open layout, with quartz counters, an undermount sink, stainless steel appliances, and modern cabinetry. It opens onto a sunny living and dining space that works equally well for everyday life and hosting friends. The primary bedroom is a true retreat, with a spacious walkthrough closet and a private ensuite that includes a separate shower and a deep soaker tub. A second full size bedroom provides comfort and privacy for kids, guests, or a roommate, and the flexible den adapts easily to a home office or workout nook. The location makes daily life easy, transit, shopping, and South Health Campus are all close, Auburn Beach is a short trip away, and you're minutes from both Stoney and Deerfoot Trail. Impeccably cared for and set in a secure, professionally managed building, this one delivers excellent value.