

# \$399,900 - 107, 22 Auburn Bay Link Se, Calgary

MLS® #A2200513

**\$399,900**

2 Bedroom, 2.00 Bathroom, 943 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Believe it! This beautiful condo comes completely furnished! What an opportunity, just bring your suitcase and move right in. This property is completely set up for you including furniture, artwork, décor, TVs and mounts, electric fireplace, AC units, kitchen appliances, dishware, linens and cleaning supplies. The suite is also stylish and spacious, offering everything you need to live comfortably and entertain in style. The open-concept kitchen features sleek quartz countertops, stainless steel appliances, and a convenient eat-up counter, perfect for casual meals or hosting friends. The generous living and dining areas create a welcoming space for cozy nights in or dinner parties. Plus, the in-suite laundry makes life that much easier.

Relax in your beautiful primary bedroom, complete with a walk-through closet and a luxurious ensuite featuring a soaker tub and separate glass shower. The second bedroom is perfect for guests or a home office and opens to your private patio, just a few steps from the second full bath. Need more space? The bonus den is ideal for a home office, a creative space, or a play area for little ones. Enjoy your own private outdoor retreat with a patio complete with a gas BBQ line, perfect for grilling on warm summer evenings. With two underground parking spots and a storage unit, you'll have all the space you need. Best of all, you'll have access to the amazing amenities of Auburn Bay Residents



Association: take advantage of the 43-acre lake, fitness center, tennis courts, disc golf course, and more! Whether you're skating on the lake in the winter or paddleboarding in the summer, there's always something fun to do. It's the perfect spot to start the next chapter of your life.

Built in 2015

### Essential Information

MLS® #	A2200513
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	107, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parkade
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas, Radiant
Cooling	None
# of Stories	4

## Exterior

Exterior Features	BBQ gas line
Construction	Cement Fiber Board, Metal Siding

## Additional Information

Date Listed	March 9th, 2025
Days on Market	24
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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