

# \$249,900 - 208, 28 Auburn Bay Link Se, Calgary

MLS® #A2215002

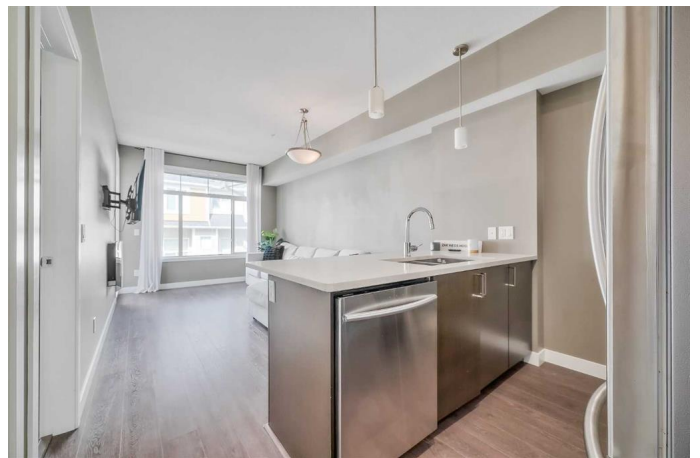
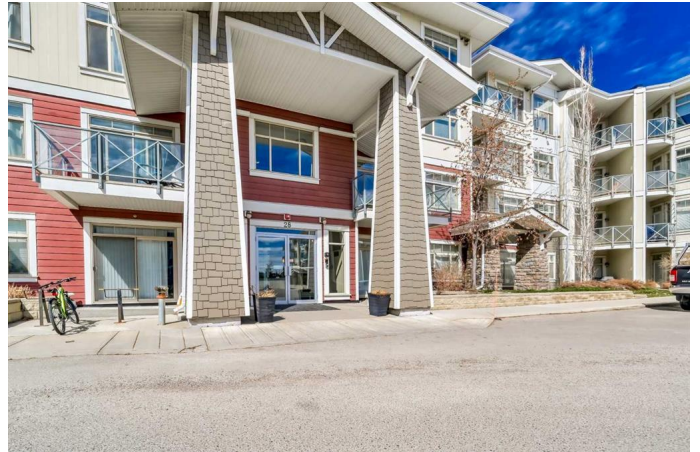
**\$249,900**

1 Bedroom, 1.00 Bathroom, 534 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

**HUGE 20K PRICE REDUCTION!! LOCATION, LOCATION, LOCATION! BEAUTIFUL 1 BEDROOM + DEN ONLY A FEW STEPS FROM THE SOUTH HEALTH CAMPUS, THE AUBURN BAY LAKE HOUSE & PARK, YMCA AND MANY RETAIL STORES/RESTAURANTS.** Walk through the entrance foyer of the unit and you'll be greeted by a stunning open concept kitchen, complete with a stainless steel appliance package. The kitchen is beautifully finished with quartz countertops with ample counter space including a breakfast bar; perfect for any home chef. The kitchen seamlessly flows into the spacious living room, thoughtfully designed for a wall-mount TV above the electric fireplace making the space extra cozy for movie nights! From the living room, there is access to your private balcony featuring a natural gas connection for a BBQ. The spacious bedroom is completed with a walk-through closet and an essential full ensuite bathroom. Work from home? This unit boasts a dedicated office room! For your convenience, this condo includes a separate storage unit and an underground heated parking stall ensuring you won't be scraping the snow off your car this winter. Now Let's Talk About The Unbeatable Location Again.. the hospital, a grocery store, restaurants, boutique retail stores, schools and the Auburn Bay Park all within walking distance! What is Auburn Bay Park? The Auburn House park is 13 acres in size with a 43 acre lake where residents have exclusive



access to all of our amenities, including a splash park, play equipment, a fishing dock, a boathouse, tennis courts, picnic shelters, and more! BOOK YOUR SHOWING TODAY!!

Built in 2015

### Essential Information

MLS® #	A2215002
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	208, 28 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Z7

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

## Additional Information

Date Listed	April 25th, 2025
Days on Market	47
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Independent Broker
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