

# \$390,000 - 42 Auburn Bay Link Se, Calgary

MLS® #A2262180

**\$390,000**

2 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 42 Auburn Bay Link SE, a bright and inviting townhome perfectly situated on a quiet, tree-lined street with the convenience of on-street parking right out front. Enjoy all that lake community living has to offer with full access to Auburn Bay Lake and its year-round amenities.

Youâ€™ll love the location â€” just minutes from the Seton Shopping District, where youâ€™ll find endless dining options, grocery stores, multiple liquor stores, coffee shops, and even a Cineplex theatre. Outdoor lovers will appreciate the biking and walking paths that connect to Cranston and the Bow River pathway system, ideal for evening strolls or weekend rides.

Inside, the open-concept main floor is bright and functional, with large west-facing windows that fill the space with natural light. Thereâ€™s a handy half bath on the main level, space for a full-sized dining table, and a modern kitchen featuring sleek quartz countertops. The back entrance offers easy access to your parking stall and nearby visitor parking, plus the garbage chute is just steps away for added convenience.

Upstairs, youâ€™ll find laundry on the same level, a large linen/storage closet, and two generous bedrooms, each with its own private ensuite. The primary bedroom faces west for lovely evening light and features a 4-piece



ensuite bathroom. There's also attic storage – perfect for those extra boxes or seasonal items.

Commuting is simple with quick access to Deerfoot and Stoney Trail, and you're close to neighbouring communities like Seton and Mahogany.

Whether you're a first-time buyer, downsizer, or young family, this home offers the perfect mix of comfort, convenience, and community – all in one of Calgary's most sought-after lake neighbourhoods.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262180      |
| Price          | \$390,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,086         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 42 Auburn Bay Link Se |
| Subdivision | Auburn Bay            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M1S7                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 1                                          |
| Parking        | Assigned, On Street, Stall, Guest          |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                         |
| Heating           | Central, Natural Gas                                                                                                                                  |
| Cooling           | None                                                                                                                                                  |
| Basement          | None                                                                                                                                                  |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard         |
| Lot Description   | Back Yard, Lawn, Level, Rectangular Lot    |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 12                 |
| Zoning         | M-1                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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