

# \$394,900 - 210, 22 Auburn Bay Link Se, Calgary

MLS® #A2184856

**\$394,900**

3 Bedroom, 2.00 Bathroom, 886 sqft

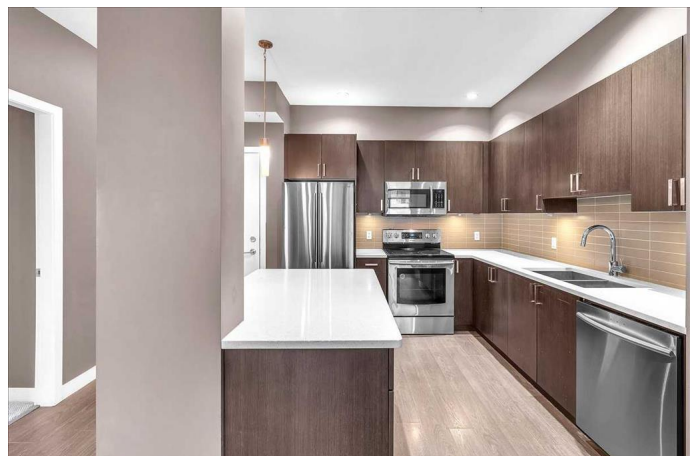
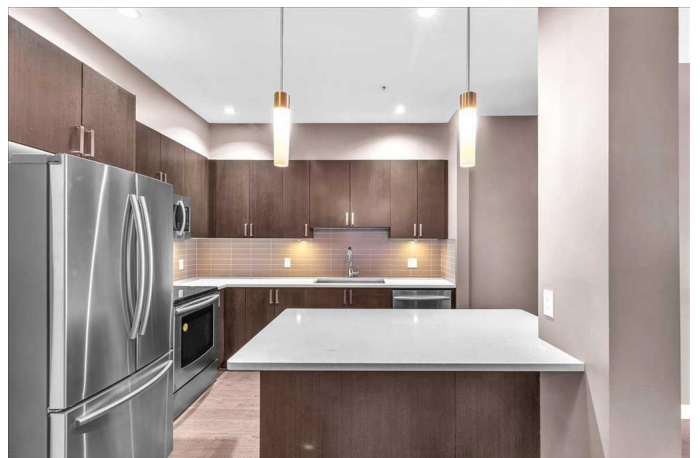
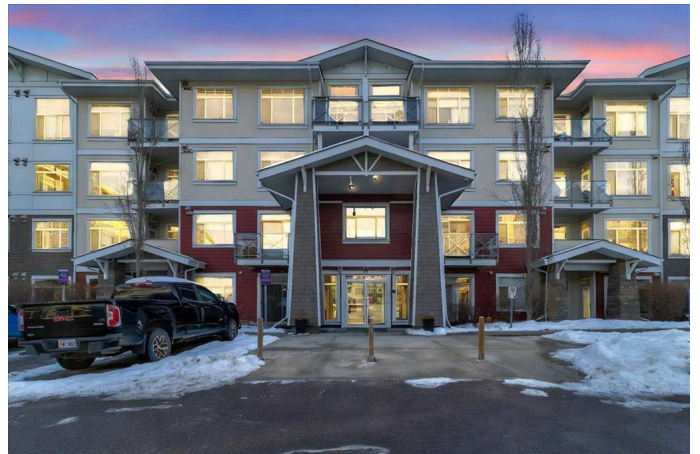
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Step into this spacious condo at Stonecroft in Auburn Bay. This beautiful 3-bedroom condo is currently vacant and ready to move in. With one of the larger corner units in the building and just steps away from the South Calgary Health Campus and the Brookfield YMCA, the world's largest YMCA.; it's the perfect blend of convenience and comfort. Inside, you'll find an open-concept layout with 9-foot ceilings, creating a bright, airy space perfect for relaxation. The east-facing balcony invites you to enjoy sunny afternoons or host a barbecue using the built-in gas hookup. The kitchen combines style and functionality, featuring white quartz countertops, stainless steel appliances, soft-close cabinetry with pull-out shelving, and a large island that makes meal prep and casual dining a breeze.

The primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a sleek ensuite bathroom with a glass-walled shower. Two additional bedrooms provide flexibility, whether you need space for family, guests, or a home office. A second full bathroom is conveniently located nearby.

This unit offers modern comforts such as in-suite laundry, two-zone heated floors included in the condo fee, and secure, heated underground parking with a private storage locker. The pet-friendly building even includes a small dog park, ensuring your furry friends feel at home too.



With its vacant status and immediate availability, this condo is ready for you to make it your own. Whether you're looking for a dream home or a wise investment, this property checks all the boxes. Don't miss the opportunity to call this stunning condo yours—schedule a viewing today!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184856    |
| Price          | \$394,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 886         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 210, 22 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z8                    |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking, Beach Access, Laundry, Snow Removal |
| Parking Spaces | 1                                                                                           |
| Parking        | Heated Garage, Underground                                                                  |

### Interior

|                   |                              |            |               |                                               |
|-------------------|------------------------------|------------|---------------|-----------------------------------------------|
| Interior Features | High Ceilings, Breakfast Bar |            |               |                                               |
| Appliances        | Dishwasher,                  | Microwave, | Refrigerator, | Washer/Dryer, Window Coverings, Electric Oven |
| Heating           | Fireplace(s), In Floor       |            |               |                                               |
| Cooling           | None                         |            |               |                                               |
| Fireplace         | Yes                          |            |               |                                               |
| # of Fireplaces   | 1                            |            |               |                                               |
| Fireplaces        | Electric                     |            |               |                                               |
| # of Stories      | 4                            |            |               |                                               |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, BBQ gas line                |
| Roof              | Asphalt                              |
| Construction      | Composite Siding, Stone, Wood Siding |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 1st, 2025 |
| Days on Market | 110               |
| Zoning         | M-2               |
| HOA Fees       | 494               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.