\$375,000 - 406, 10 Auburn Bay Link Se, Calgary

MLS® #A2203882

\$375,000

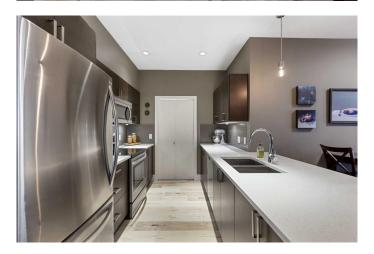
2 Bedroom, 2.00 Bathroom, 868 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this meticulously maintained TOP FLOOR, WEST FACING condo in the highly sought-after community of Auburn Bay! Original owner and pride of ownership shines throughout. Featuring 2 bedrooms, 2 full bathrooms, and an open-concept living space. The chef's kitchen is a dream with quartz countertops, espresso cabinetry, stainless steel appliances, and plenty of counter space, perfect for meal prep or entertaining guests. The primary bedrooms offers gorgeous west-facing mountain views, a walk-through closet, and a stunning 4pc ensuite complete with a fully tiled shower with glass door and a soaker tub, perfect for unwinding after a long day. The second bedroom is a rare find with incredible 13-foot ceilings! Step outside to your west-facing balcony with a gas line, perfect for summer BBQs while enjoying the view. Additional features include in-suite laundry with a full-sized washer & dryer, air conditioning, in-floor heating, and an electric fireplace for cozy nights in. Recent updates include laminate flooring (2021), a newer dishwasher (2021), and a newer microwave (2022). Plus, enjoy the convenience of 1 parking space and a large storage locker. Living in Auburn Bay means exclusive access to Auburn Bay Lake & Clubhouse, featuring a 43-acre lake with sandy beaches, a splash park, playgrounds, a fishing dock, boathouse, tennis courts, picnic areas, and more! The lake is stocked twice a year with trout, making it a fisherman's paradise. In the winter, enjoy







tobogganing, multiple ice rinks (including hockey and leisure rinks), and a skating loop. Conveniently located near schools, shopping, restaurants, banks, and essential services in both Auburn Bay and neighbouring communities like Mahogany and Seton. This is a rare opportunity to own a top-floor unit with stunning views in one of Calgary's most desirable lake communitiesâ€"don't miss out!

Built in 2014

Essential Information

MLS® # A2203882 Price \$375,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 868
Acres 0.00
Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 406, 10 Auburn Bay Link Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1Y8

Amenities

Amenities Elevator(s), Parking, Secured Parking, Storage

Parking Spaces 1

Parking Underground

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No

Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating In Floor

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Private Entrance

Construction Composite Siding, Concrete, Stone, Wood Frame

Additional Information

Date Listed March 19th, 2025

Days on Market 21

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.