# **\$414,900 - 56 Auburn Bay Link Se, Calgary**

MLS® #A2201858

### \$414,900

2 Bedroom, 3.00 Bathroom, 1,203 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

\*\*Open House\*\* 2-4 pm Sunday June 29. This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience, complete with two parking stallsâ€"a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The modern kitchen boasts contemporary cabinetry, quartz countertops, and stainless steel appliancesâ€"perfect for any culinary enthusiast.

Upstairs, you'II find dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the home's prime location offers unbeatable convenience, just minutes from the South Health Campus, grocery stores, restaurants, the YMCA, and more.

This home presents a fantastic investment opportunity. Don't miss outâ€"call today to schedule your private viewing!







Built in 2013

#### **Essential Information**

MLS® # A2201858 Price \$414,900 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,203

Acres 0.00

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

## **Community Information**

Address 56 Auburn Bay Link Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta

Postal Code T3M 1S7

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Assigned, Stall, Titled

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 16th, 2025

Days on Market 106

Zoning M-1

HOA Fees 494

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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