



28 Auburn Bay Link Calgary Alberta

\$350,000

Ground-floor convenience meets upgraded comfort in this 2 Bed + 2 Bath + Den condo in Auburn Bay--with brand new flooring and a layout that actually works. The ground-level patio? A total game-changer. Skip the stairs, avoid the elevators, and step right out--whether you're letting the dog out or strolling over to South Health Campus, it doesn't get more convenient. Inside, it's bright and functional with a south-facing exposure, quartz countertops, under-cabinet lighting, stainless steel appliances, in-floor heating, and 9' ceilings. There's also in-suite laundry (because of course there is). The primary bedroom features a generous walk-through his-and-hers closet leading into a private 3-piece ensuite. The second bedroom has sliding doors straight to the patio--perfect for fresh air access anytime. You've also got a true den--ideal for a home office, reading nook, or your unofficial Peloton shrine. Add in heated underground parking, assigned storage, and a location just a five-minute walk to Auburn Bay Lake (with swimming, tennis courts, and 43 acres of park space), and you've got a winning setup. Condo fees cover heat and hot water--keeping monthly costs simple. Book your showing today with your favourite Realtor! (id:6769)

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.00 Ft x 10.08 Ft

Dining room 16.92 Ft x 9.50 Ft

Kitchen 9.67 Ft x 10.33 Ft

Living room 10.67 Ft x 11.08 Ft

Office 10.33 Ft x 7.92 Ft

Primary Bedroom 9.92 Ft x 16.33 Ft

Listing Presented By:



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RE/MAX

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(CENTRAL)**

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