



## 74 Auburn Bay Link Calgary Alberta

\$424,900

\*\*\* OPEN HOUSE THIS SUNDAY NOVEMBER 9th, 1-4PM \*\*\* Welcome to this charming 2 bedroom, 2.5 bath townhome, offering an ideal blend of comfort and convenience! Perfect for homeowners or investors, this home features two spacious master bedrooms, each complete with its own private ensuite perfect for privacy and relaxation. Step into the bright and freshly painted main floor, where brand new laminate flooring creates a clean, modern feel. The open living space offers versatility and is ready for your personal touch. A unique attic space adds valuable storage options, a feature rarely found in homes of this kind. A new furnace was installed in 2022 and is covered by a warranty until 2031. The townhome also includes an assigned outdoor parking stall and is located in a desirable area, just minutes from the lake and the South Health Campus hospital, making it convenient for both work and leisure. Don't miss your chance to own this well-maintained home in a prime location! (id:6769)

Living room 11.00 Ft x 15.58 Ft  
Dining room 8.17 Ft x 10.17 Ft  
Kitchen 7.17 Ft x 14.92 Ft  
Furnace 5.83 Ft x 6.17 Ft  
2pc Bathroom 3.25 Ft x 6.92 Ft

Primary Bedroom 13.50 Ft x 14.17 Ft  
Bedroom 12.33 Ft x 14.17 Ft  
Laundry room 2.83 Ft x 3.42 Ft  
4pc Bathroom 4.92 Ft x 8.08 Ft  
3pc Bathroom 5.92 Ft x 7.00 Ft

Listing Presented By:



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