

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

MLS® #A2203882

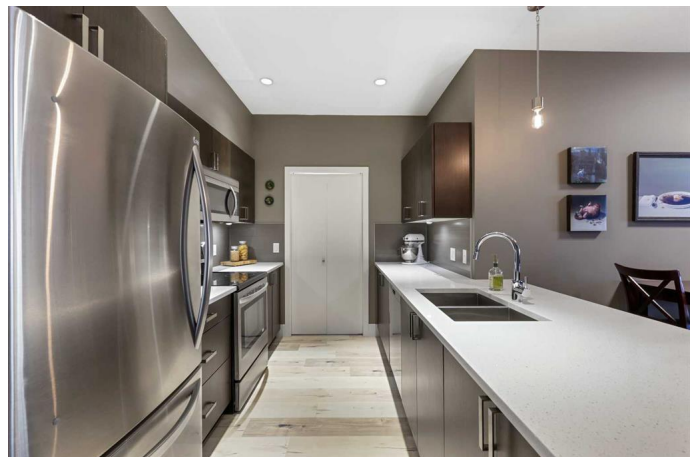
**\$375,000**

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 communities – 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 | 31               |
| Zoning         | M-2              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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