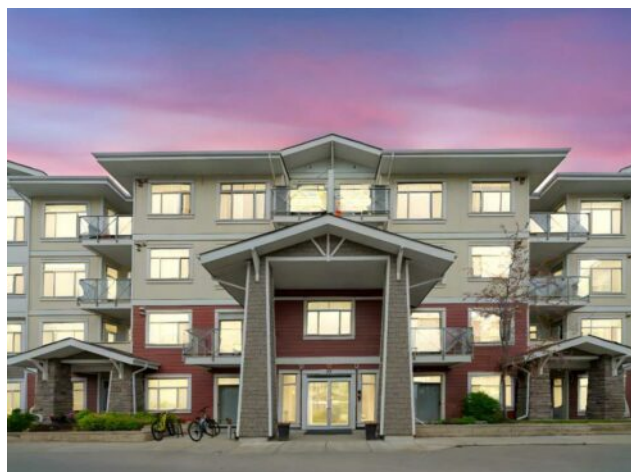


**102, 28 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2221521



\$350,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: TV Mount

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!