

113, 22 Auburn Bay Link SE  
Calgary, Alberta

MLS # A2237808



**\$249,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 531 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                      |                   |        |
|--------------------|--------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                    | <b>Condo Fee:</b> | \$ 332 |
| <b>Basement:</b>   | -                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Siding | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Smoking Home    |                   |        |

**Inclusions:** TV and wall mount, electric fireplace

Modern 1-Bedroom Condo with Lake Access & Prime Location! Welcome to this stylish, freshly painted and well-appointed 1-bedroom, 1-bathroom condo, offering a blend of modern finishes and everyday convenience. The open-concept kitchen boasts sleek stainless steel appliances, an over-the-range microwave, and elegant quartz countertops, seamlessly flowing into the bright living room with durable laminate flooring. The cozy bedroom features plush carpeting, while the bathroom showcases classic tile finishes. Enjoy the added comfort of an electric fireplace and mounted TV, as well as the convenience of an in-suite stackable washer and dryer. Step outside to your private patio, complete with a gas line for effortless summer BBQs. Additional storage is available both within the unit and separately. This condo includes one underground parking stall and grants you exclusive lake access, perfect for year-round enjoyment. Ideally located near the South Calgary Health Campus, YMCA, shopping, and dining, with quick access to Deerfoot and Stoney Trail for easy commuting. Don't miss out on this fantastic opportunity—schedule your showing today!