

306, 22 Auburn Bay Link SE
Calgary, Alberta**MLS # A2239615****\$350,000**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to your dream lifestyle in one of Calgary's most beloved lake communities, Auburn Bay! This 2-bed, 2-bath character condo offers the perfect blend of comfort, charm, and community. Whether you're a young professional, a couple looking to put down roots, an empty nester ready to simplify, or an investor seeking something special, this home delivers the lifestyle you've been waiting for. Step inside to discover a bright, sun-soaked living space with an open-concept layout designed for entertaining and easy living. The gourmet kitchen will impress with its sleek stainless steel appliance package, gleaming quartz countertops, stylish cabinetry, and a large island that invites friends to gather around. Whether it's Sunday brunch, wine-and-cheese night, or a quiet dinner for two, this space feels both functional & luxurious. The clever floorplan features the spacious living room sitting between the two bedrooms, providing a sense of privacy that makes everyday life more comfortable, especially for roommates, guests, or work-from-home setups. Plenty of space for full-sized furniture and a large television, this is the ultimate setting to kick back and watch your favourite team or binge the latest Netflix series. Natural light streams in through large windows, and the living room seamlessly flows onto your private outdoor deck which is a perfect extension of your living space where you can unwind with a coffee, host summer BBQs, or enjoy a quiet moment under the stars. The primary bedroom is a true retreat, complete with a walk-through closet and a spa-inspired 4pc ensuite featuring modern finishes and calming tones. The second bedroom is tucked away on the opposite side of the unit, next to a full bathroom, offering flexibility for a home office, gym, or guest suite. Other conveniences include in-suite laundry, pet-friendly policies, and

heated underground parking for those snowy Calgary winters. This condo has been thoughtfully designed to suit modern lifestyles, with high-quality finishings and a layout that simply makes sense. Outside your door, Auburn Bay offers far more than just a place to live - it's an Urban Lifestyle. This community was built for connection, with landscaped streets, parks, off-leash dog areas, and friendly neighbours that make it easy to feel at home. And of course, there's the lake. Auburn Bay Lake is a year-round hub of activity: swim, paddle board, kayak, or relax on the sandy beach during the summer. Come winter, enjoy skating, hockey, or simply walking the frosted shoreline. Community events, fitness classes, and social clubs mean there's always something going on. Located just minutes from the South Health Campus, Auburn Station shopping, Seton's Urban District, and with quick access to Deerfoot and Stoney Trails, commuting is easy. Whether you drive or use Calgary Transit, you will love how connected this location feels without the downtown stress. Come experience why Auburn Bay is one of Calgary's most sought-after neighbourhoods