

## 56 Auburn Bay Link SE Calgary, Alberta

**MLS # A2201858**


# \$419,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** NA

\*\*\*OPEN HOUSE Saturday April 5 2-4 pm\*\*\* This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience, complete with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The modern kitchen boasts contemporary cabinetry, quartz countertops, and stainless steel appliances—perfect for any culinary enthusiast. Upstairs, you’ll find dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the home’s prime location offers unbeatable convenience, just minutes from the South Health Campus, grocery stores, restaurants, the YMCA, and more. This home presents a fantastic investment opportunity. Don’t miss out—call today to schedule your private viewing!