

**406, 10 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2165681



\$389,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	867 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: TV Mount, Electric Fireplace, Jacket Hooks/Hanger at Front Door

** Please click on "Videos" for 3D tour ** Top floor, west facing condo with outstanding mountain views in very desirable Auburn Bay! Stunning features include: 2 good sized bedrooms - one with rare vaulted ceiling, 2 bathrooms including 4-piece en suite bathroom, quartz countertops throughout, WEST facing balcony with gas line, in-suite laundry with full sized washer & dryer, ice cold A/C, in floor heat (very quiet), 9 foot ceilings, electric fireplace, newer laminate floors (2021), newer dishwasher (2021), newer microwave (2022), 1 assigned parking space, 1 assigned storage locker and much more! Location is a 10 / 10 - 1 block to the South Health Campus/Hospital, 1 block from bus stop, YMCA 3 blocks away, all the shopping and restaurants at Seton right beside you and VERY easy access to Deerfoot Trail & Stoney Trail. Note - condo fee includes all utilities except electricity! The original owner has kept this unit in perfect shape and is now ready for a new owner to call it home!