

**207, 22 Auburn Bay Link SE**  
**Calgary, Alberta**

**MLS # A2165903**



**\$379,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Electric fireplace, wall mounted TV bracket(s)

This home is as perfect for First-time Buyers as for someone who’s Right-sizing or looking for a great investment thanks to its affordable price, low condo fees that include heat, and being surrounded by all the amenities you could ever hope for! This home has one of the most popular floor plans in the complex. The Kitchen, Dining Area and Great Rm in the Open-concept living space are all very spacious. The Master Bedroom & Ensuite provide a peaceful retreat and a generously sized second Bedroom is ideal for a Roommate or House Guest. But the icing on the cake is the additional Flex Rm which can be a Home Office, Gaming HQ, Chef sized Walk-in Pantry or additional storage beyond the included separate secured Storage unit. This particular unit stays cool in the summer thanks to its East exposure while in-floor heat throughout keeps it warm in the winter. And when those colder months come, you’ll really appreciate that the underground parking & Garbage Rm are also heated! You’ll also love being walking distance to Restaurants, Pubs, Coffee Shops, Grocery stores, Boutique Shops & numerous medical offices as much as the having the world’s largest YMCA, walking & biking paths and parks so close by. Add in all the fun that comes with membership to your own private community lake and having quick access both within the community & to anywhere in the city, and you truly have found the one! You deserve to live this well!