

**110, 16 Auburn Bay Link SE**  
**Calgary, Alberta**

**MLS # A2176673**



**\$357,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		
<b>Inclusions:</b>	N/A		

Ground Level 3 Bed, 2 Bath Unit! Experience the best of maintenance-free living in this stylish 3 bedroom, 2 bathroom condo in the desirable lake community of Auburn Bay. Newly upgraded with modern light fixtures & brand new carpet throughout (both installed June 2024) and freshly painted walls. Step inside to an open-concept layout featuring neutral but trendy flooring, painting & finishes throughout. The spacious kitchen includes a large island with a breakfast bar, stainless steel appliances, ample cabinet space, and sleek quartz countertops. Through to the inviting living room which offers an electric fireplace along with a large wall of windows and an exterior door that open to a private covered patio, perfect for outdoor entertaining & provides alternate access to the unit. The primary bedroom is a private retreat, complete with an accent wall, a large walk-in closet, and a beautiful ensuite featuring a glass shower. The additional 2 bedrooms and 4-piece bathroom offer flexible space for family members, guests or a home office. Additional perks include in-suite laundry with a washer and dryer updated in 2024, heated floors, a heated underground parking stall, a dedicated underground storage locker, and a bicycle storage room. This well managed condo is just two blocks from Auburn Bay's community lake and within a 2-minute drive to grocery stores and popular dining spots, making it an ideal location for all to enjoy. Embrace the vibrant, amenity-rich lifestyle of Auburn Bay, with parks, pathways, a community lake, and much more right at your doorstep!