

# \$375,000 - 406, 10 Auburn Bay Link Se, Calgary

MLS® #A2203882

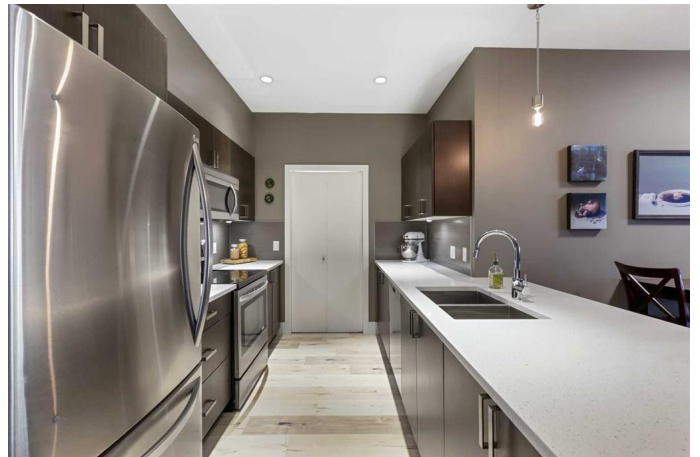
**\$375,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this meticulously maintained TOP FLOOR, WEST FACING condo in the highly sought-after community of Auburn Bay! Original owner and pride of ownership shines throughout. Featuring 2 bedrooms, 2 full bathrooms, and an open-concept living space. The chef's kitchen is a dream with quartz countertops, espresso cabinetry, stainless steel appliances, and plenty of counter space, perfect for meal prep or entertaining guests. The primary bedrooms offers gorgeous west-facing mountain views, a walk-through closet, and a stunning 4pc ensuite complete with a fully tiled shower with glass door and a soaker tub, perfect for unwinding after a long day. The second bedroom is a rare find with incredible 13-foot ceilings! Step outside to your west-facing balcony with a gas line, perfect for summer BBQs while enjoying the view. Additional features include in-suite laundry with a full-sized washer & dryer, air conditioning, in-floor heating, and an electric fireplace for cozy nights in. Recent updates include laminate flooring (2021), a newer dishwasher (2021), and a newer microwave (2022). Plus, enjoy the convenience of 1 parking space and a large storage locker. Living in Auburn Bay means exclusive access to Auburn Bay Lake & Clubhouse, featuring a 43-acre lake with sandy beaches, a splash park, playgrounds, a fishing dock, boathouse, tennis courts, picnic areas, and more! The lake is stocked twice a year with trout, making it a fisherman's paradise. In the winter, enjoy



tobogganing, multiple ice rinks (including hockey and leisure rinks), and a skating loop. Conveniently located near schools, shopping, restaurants, banks, and essential services in both Auburn Bay and neighbouring communities like Mahogany and Seton. This is a rare opportunity to own a top-floor unit with stunning views in one of Calgary's most desirable lake communities"don't miss out!

Built in 2014

### Essential Information

MLS® #	A2203882
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 10 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y8

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance
Construction	Composite Siding, Concrete, Stone, Wood Frame

## Additional Information

Date Listed	March 19th, 2025
Days on Market	40
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.