



**56 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2304841**



**\$389,900**

<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 (13 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>	\$ 327
<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 May 9th from 2pm-4pm! \*\*** This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience 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 kitchen boasts contemporary cabinets, quartz countertops, and stainless steel appliances, perfect for any culinary enthusiast. Freshly painted throughout and featuring brand new carpet upstairs, this home feels like new and is completely move-in ready. Upstairs, enjoy the convenience of dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. A newly installed hot water heater adds peace of mind for years to come. The fenced backyard is ideal for outdoor relaxation, and the proximity to the hospital, groceries, restaurants, YMCA, and more make this location incredibly convenient. Don't miss out on this fantastic, updated home—call today to schedule your private viewing!