



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**301, 16 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2306150



\$354,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom + den, 2-bathroom condo in the sought-after lake community of Auburn Bay. Offering just over 950 sq ft of thoughtfully designed living space, this home features a bright open-concept layout with a stylish kitchen complete with quartz countertops, a central island, and ample cabinetry. Enjoy the convenience of in suite laundry! The spacious primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom and full bath provide excellent flexibility for guests or roommates. The den is perfect for a home office or additional storage. Enjoy your covered balcony with a gas line for BBQing year-round. This unit also comes with underground parking and an additional storage locker. Ideally located close to South Health Campus, shopping, dining, and all the amenities Auburn Bay has to offer—this is condo living at its best.