

# \$360,000 - 310, 16 Auburn Bay Link Se, Calgary

MLS® #A2220141

**\$360,000**

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning 3 bedroom, 2 bathroom corner unit located in the highly sought-after community of Auburn Bay! This beautifully designed home offers both style and functionality. As you enter the building, you're welcomed by a well-appointed and secure lobby that sets the tone for the quality and care found throughout the property. Step into the unit and immediately notice the bright, open-concept layout, complemented by laminate flooring and fresh light grey walls that enhance the natural light. The spacious living area seamlessly flows into the upgraded kitchen, truly the heart of the home. Quartz countertops, stainless steel appliances, an electric range, along with rich dark lower cabinetry and glossy light upper cabinetry offers a great combination of colours, creating a modern and elegant feel ideal for both cooking and entertaining. The living room is framed by your kitchen and opens to the balcony, the perfect space for entertaining or quite movies at home with the family. The large primary bedroom offers great space for a king size and all of your additional bedroom furniture. Your private ensuite with a walk-in shower and quartz vanity gives you a very spa like feel. Two additional well sized bedrooms, a full 4 piece bathroom, and extra storage space provide versatility for families, guests, or as a home office setup. Enjoy your morning coffee or unwind in the evening on the private corner balcony, an added bonus that offers both space and tranquility. Residents of



Auburn Bay enjoy access to a vibrant community known for its scenic pathways, excellent schools, shopping amenities, parks, and family-friendly atmosphere. Your assigned parking stall in the parkade as well as ample street parking allow for ease of access to your new home and your additional storage unit gives you more space to have access to your alternative extra home needs. Don't miss this exceptional opportunity to own a spacious corner unit condo in one of southeast Calgary's premier neighbourhoods. Schedule your private showing today – you'll be glad you did!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220141          |
| Price          | \$360,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 924               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 310, 16 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z6                    |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Stall, Underground                                     |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                 |
| Heating           | In Floor                                                                                                                    |
| Cooling           | None                                                                                                                        |
| # of Stories      | 4                                                                                                                           |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | M-2            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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