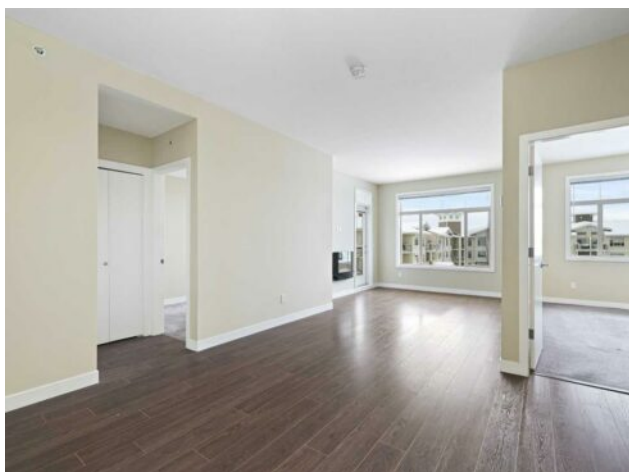


**401, 22 Auburn Bay Link SE**  
**Calgary, Alberta**

**MLS # A2192909**



**\$369,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Composite Siding, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 584

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

**Top-Floor 2-Bedroom Condo with den in Auburn Bay with 2 Underground Parking Stalls**— Prime Location & Lake Community Living

Discover the perfect blend of comfort, style, and convenience in this stunning top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay. Enjoy the peace and quiet of top-floor living, with no neighbors above you and less noise—perfect for those who value tranquility. With vaulted ceilings and a freshly painted interior, this home feels bright and spacious. The open-concept layout seamlessly connects the kitchen, eating area, and living room, creating an inviting space for both entertaining and everyday living. Step outside onto your private balcony just off the living room—an ideal spot to unwind. Additional features include a dedicated computer workstation/den, in-suite laundry, two underground parking stalls, and a separate storage locker for added convenience. Located directly across from South Health Campus and just a short walk to the vibrant shops, restaurants, and services of Seton, this home offers unparalleled accessibility. As a resident of Auburn Bay, you’ll enjoy exclusive access to the private lake, sandy beaches, scenic walking trails, a year-round clubhouse, and recreational amenities like tennis courts and skating rinks. Experience the best of lake community living—peaceful, active, and connected. Schedule your private viewing today!