

102, 28 Auburn Bay Link SE  
Calgary, Alberta

MLS # A2221521



**\$350,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** TV Mount

Ground-floor convenience meets upgraded comfort in this 2 Bed + 2 Bath + Den condo in Auburn Bay—with brand new flooring and a layout that actually works. The ground-level patio? A total game-changer. Skip the stairs, avoid the elevators, and step right out—whether you’re letting the dog out or strolling over to South Health Campus, it doesn’t get more convenient. Inside, it’s bright and functional with a south-facing exposure, quartz countertops, under-cabinet lighting, stainless steel appliances, in-floor heating, and 9’ ceilings. There’s also in-suite laundry (because of course there is). The primary bedroom features a generous walk-through his-and-hers closet leading into a private 3-piece ensuite. The second bedroom has sliding doors straight to the patio—perfect for fresh air access anytime. You’ve also got a true den—ideal for a home office, reading nook, or your unofficial Peloton shrine. Add in heated underground parking, assigned storage, and a location just a five-minute walk to Auburn Bay Lake (with swimming, tennis courts, and 43 acres of park space), and you’ve got a winning setup. Condo fees cover heat and hot water—keeping monthly costs simple. Book your showing today with your favourite Realtor!