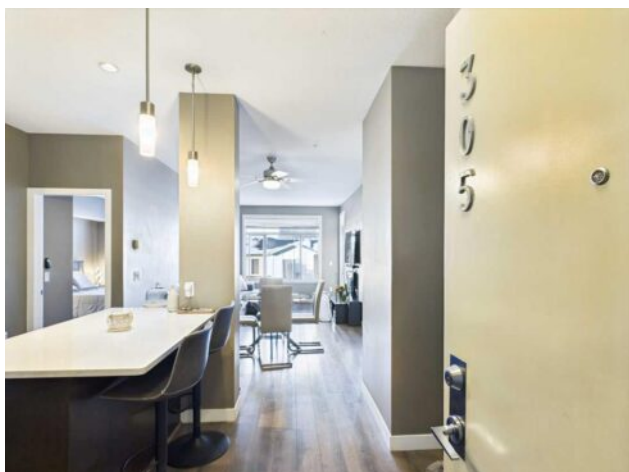


305, 28 Auburn Bay Link SE  
Calgary, Alberta

MLS # A2276525



## \$319,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Auburn Bay   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 849 sq.ft.   | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 539 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Stone, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

This beautifully maintained 2-bedroom, 2-bathroom condo is ideally located directly across from South Health Campus (SHC) and just a short walk to shopping, dining, and everyday amenities. Situated in a well-established complex within a desirable lake community, the property also offers quick and convenient access to Deerfoot Trail. Located on the third floor, this unit enjoys a quieter setting as it backs onto townhouses rather than a parking lot. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating a bright and inviting space ideal for both relaxing and entertaining. The primary bedroom features a walk-through closet and a full ensuite bathroom, while the second bedroom is thoughtfully positioned on the opposite side of the unit for added privacy and overlooks the balcony with mountain views—the perfect spot to unwind and enjoy the quiet evenings. A second full bathroom, in-suite laundry, and a generous den complete this well-designed floor plan. Additional highlights include assigned underground parking and secure storage in a separate locked area. With immediate possession available, this is an exceptional opportunity you won't want to miss.