

210, 22 Auburn Bay Link SE
Calgary, Alberta

MLS # A2184856



\$394,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 886 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------------------|-------------------|--------|
| Heating: | In Floor, Fireplace(s) | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 532 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Siding | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings | | |
| Inclusions: | None | | |

Step into this spacious condo at Stonecroft in Auburn Bay. This beautiful 3-bedroom condo is currently vacant and ready to move in. With one of the larger corner units in the building and just steps away from the South Calgary Health Campus and the Brookfield YMCA, the world's largest YMCA, it's the perfect blend of convenience and comfort. Inside, you'll find an open-concept layout with 9-foot ceilings, creating a bright, airy space perfect for relaxation. The east-facing balcony invites you to enjoy sunny afternoons or host a barbecue using the built-in gas hookup. The kitchen combines style and functionality, featuring white quartz countertops, stainless steel appliances, soft-close cabinetry with pull-out shelving, and a large island that makes meal prep and casual dining a breeze. The primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a sleek ensuite bathroom with a glass-walled shower. Two additional bedrooms provide flexibility, whether you need space for family, guests, or a home office. A second full bathroom is conveniently located nearby. This unit offers modern comforts such as in-suite laundry, two-zone heated floors included in the condo fee, and secure, heated underground parking with a private storage locker. The pet-friendly building even includes a small dog park, ensuring your furry friends feel at home too. With its vacant status and immediate availability, this condo is ready for you to make it your own. Whether you're looking for a dream home or a wise investment, this property checks all the boxes. Don't miss the opportunity to call this stunning condo yours—schedule a viewing today!