

# \$380,000 - 410, 28 Auburn Bay Link Se, Calgary

MLS® #A2221423

**\$380,000**

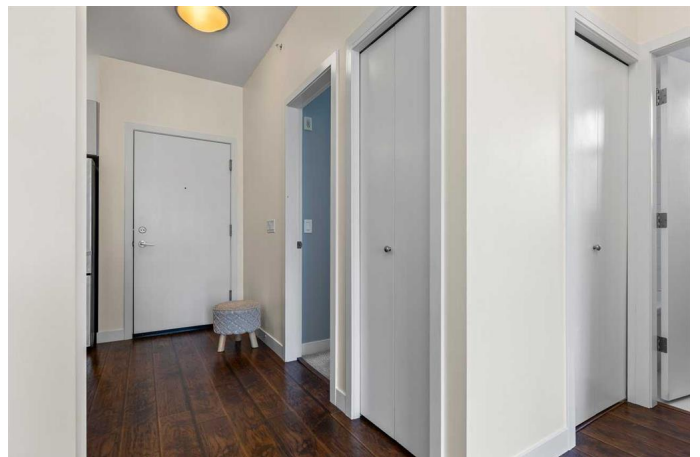
3 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

GREAT VALUE HERE! This beautiful 3-bedroom, 2-bathroom top-floor condo in the highly desirable lake community of Auburn Bay offers unbeatable value and a lifestyle of convenience. Perfectly situated just a 5-minute walk to South Health Campus and Seton YMCA, and only minutes from the shops and restaurants at Auburn Station, this home puts everything you need right at your doorstep. Inside, you'll find a bright and spacious floor plan featuring three full bedrooms—each with its own window, allowing for plenty of natural light and flexibility for families, roommates, or a work-from-home setup. The open-concept kitchen comes complete with sleek Samsung integrated appliances, granite countertops, ample cabinetry, and a large island perfect for meal prep or casual dining. The living room is flooded with light and opens onto a large balcony—ideal for relaxing or entertaining. The primary bedroom includes a walk-in closet and private ensuite with walk-in shower. The second and third bedrooms are well-sized and located on the opposite side of the unit for privacy, along with a second full bathroom. Other features include low-maintenance flooring, in-suite laundry, and high ceilings in the primary suite. Enjoy easy access to Deerfoot and Stoney Trail, five schools nearby, and all the perks of lake community living—from beach days to skating in the winter.

Whether you're looking for your next home or a smart investment, this one checks all the



boxes. Book your showing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221423          |
| Price          | \$380,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 410, 28 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z7                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Beach Access, Elevator(s), Parking |
| Parking Spaces | 1                                  |
| Parking        | Underground                        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, No Smoking Home                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | In Floor, Natural Gas                                              |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |

|              |          |
|--------------|----------|
| Fireplaces   | Electric |
| # of Stories | 4        |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 84             |
| Zoning         | M-2            |
| HOA Fees       | 498            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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