

# \$419,900 - 56 Auburn Bay Link Se, Calgary

MLS® #A2201858

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

**\*\*\*OPEN HOUSE Saturday April 5 2-4 pm\*\*\***

This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience, complete with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The modern kitchen boasts contemporary cabinetry, quartz countertops, and stainless steel appliances—perfect for any culinary enthusiast.

Upstairs, you'll find dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the home's prime location offers unbeatable convenience, just minutes from the South Health Campus, grocery stores, restaurants, the YMCA, and more.

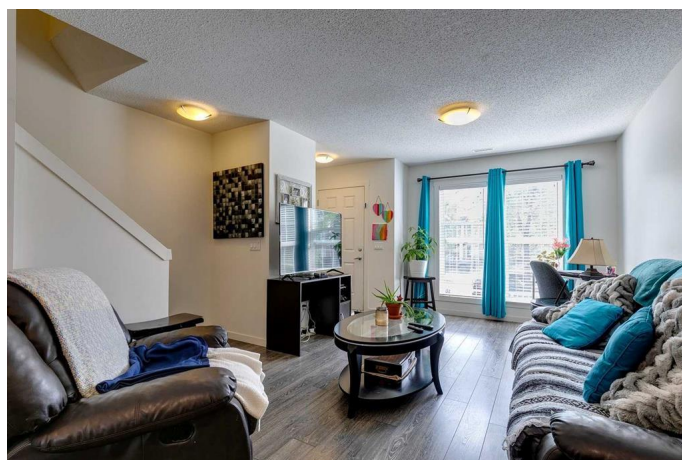
This home presents a fantastic investment opportunity. Don't miss out—call today to schedule your private viewing!

Built in 2013

## Essential Information

MLS® #                   A2201858

Price                     \$419,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	56 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S7

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 16th, 2025

Days on Market        34

Zoning                 M-1

HOA Fees              494

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office           RE/MAX Realty Professionals

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