

# \$369,900 - 309, 28 Auburn Bay Link Se, Calgary

MLS® #A2200110

**\$369,900**

3 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Stonecroft at Auburn Bay. This RARE 3 BEDROOM third floor, BRIGHT CORNER UNIT with MOUNTAIN VIEWS, including TWO adjoining assigned PARKING STALLS in the HEATED UNDERGROUND PARKADE plus a STORAGE UNIT. AND CHECK THIS OUT...THERE ARE "TWO" UNITS AVAILABLE IN THE SAME BUILDING AND ON THE SAME FLOOR...AN INVESTORS DREAM!!! Conveniently situated one block to Auburn Bay Lake to the north and the South Health Campus to the south. The conveniences of Seton include a Superstore, YMCA, Public Library and Movie Theatre are just around the corner and the Ring Road is just 2 minutes away. The unit is inviting as you are greeted to a sunny open-concept floor plan. Vinyl plank flooring throughout and 9-foot ceilings. The gourmet kitchen offers rich dark wood cabinets, white quartz counters, stainless steel appliance package, including an over the range microwave. The Centre Island opens up to the spacious dining and living area featuring a mounted electric fireplace and place to mount your tv above. Walk through the French door onto the oversized northwest corner and covered balcony, where you'll be treated to enjoy the beautiful mountain views and evening sunsets. There is a gas outlet for the BBQ too. The 3 bedrooms offer 9-foot ceilings while the Primary bedroom features a large window, walk-through closet, and a spa-inspired ensuite with quartz counters and tiled floors.



There is also another 4-piece bathroom for the additional two bedrooms. As this is a corner unit, it is enhanced with more windows letting in natural light. Auburn Bay is a fantastic family friendly community offering year-round recreational activities at the beach, water sports, skating, and biking. And an easy commute out of town for hiking or camping.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200110          |
| Price          | \$369,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 309, 28 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z7                    |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Trash, Visitor Parking                                                            |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Insulated, Stall,                                                   |

## Underground

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Closet Organizers, French Door, Granite Counters                      |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Electric, Family Room                                                 |
| # of Stories      | 4                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 45              |
| Zoning         | M-2             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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