## ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170 robert@grassrootsrealtygroup.ca

## 212, 28 Auburn Bay Link SE Calgary, Alberta

MLS # A2226110



\$250,000

Division: Auburn Bay Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 676 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: Garage: Assigned, Parkade, Stall, Underground Lot Size: Lot Feat:

**Heating:** Water: In Floor Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 423 **Basement:** LLD: **Exterior:** Zoning: Composite Siding, Wood Frame M-2 Foundation: **Poured Concrete Utilities:** 

Features: High Ceilings, No Smoking Home

Inclusions: None

Bright, spacious, and move-in ready, this 1 bed + den condo in Auburn Bay offers incredible value at one of the best price-per-square-foot prices in SE Calgary. With 676 sq. ft. of well-designed space, this modern unit features 9' ceilings, sleek laminate floors, and an open-concept layout. The kitchen includes quartz counters, stainless steel appliances, a large island, and under-mounted sink—perfect for entertaining. South-facing windows fill the space with natural light and lead to a private patio overlooking the courtyard and South Health Campus. The bedroom includes a walk-through closet and ensuite, while the den is ideal for a home office or extra storage. Includes underground parking, storage locker, and access to a secure bike room. Steps to the lake, shopping, dining, transit, and more—an ideal first home or investment!