

# \$359,900 - 404, 16 Auburn Bay Link Se, Calgary

MLS® #A2203197

**\$359,900**

3 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Price Reduced to sell on this 3 BEDROOM upper floor, CORNER UNIT with MOUNTAIN VIEWS, including assigned Parking Stall in the HEATED UNDERGROUND PARKADE plus a STORAGE UNIT. Conveniently situated one block to Auburn Bay Lake and the South Health Campus. Plus TWO FULL BATHROOMS. Move right in or a fantastic investment. You will love the open concept layout, 9 foot ceilings, Sunny South facing view lets in plenty of natural light. Vinyl plank flooring throughout the main living area. Kitchen offers rich wood cabinets, white quartz counters. Full Stainless steel appliance package including an over-the-range microwave. The Centre Island opens up to the spacious dining and living area. 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. Enjoy the sun all day and admire the beautiful mountain views on your oversized sunny, covered balcony. There is a gas outlet for the BBQ too. 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. 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. 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.

Built in 2016

### **Essential Information**

MLS® #	A2203197
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	404, 16 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z6

### **Amenities**

Amenities	Elevator(s), Trash, Visitor Parking
Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	1

Parking	Assigned, Parkade, Secured, Stall, Underground
# of Garages	1
Waterfront	Beach Access

### **Interior**

Interior Features	Breakfast Bar, French Door, Granite Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.