# 111 22 Auburn Bay Link SE

Calgary | Active | MLS® A2358436

**$305,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| 3 | 2 | 2014 | 851 sq. ft. |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

Welcome to Stonecroft in Auburn Bay, where this ground-floor corner unit offers a practical 3 bedroom, 2 bathroom layout with great natural light, generous outdoor space, and access to one of Calgary's favourite lake communities. The open main living area features high ceilings, durable luxury vinyl plank flooring, and a comfortable flow between the kitchen, dining, and living spaces.

The kitchen is well appointed with quartz countertops, stainless steel appliances, a central island with seating, and contemporary cabinetry that provides excellent storage. The spacious primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a private ensuite with a large walk-in shower. Two additional bedrooms add flexibility for kids, guests, roommates, or a dedicated home office. In-unit laundry is conveniently located near the second full bathroom.

A major highlight is the oversized corner patio with direct access to the manicured grassy area and a gas line for your BBQ. It is a great setup for summer evenings, pets, kids, or simply enjoying extra outdoor space that does not always come with condo living. The unit also includes two assigned parking stalls and an assigned storage locker, conveniently located near the stairwell just outside the unit door.

Enjoy year-round Auburn Bay lake access, including the private beach, swimming, paddle boarding, skating, and community amenities. Close to schools, shopping, restaurants, Seton, and the South Health Campus, this is a strong opportunity for low-maintenance living in a well-connected lake community.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358436 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 2014 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 851 sq. ft. |
| **Condo Fee:** | $543.00 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | West |
| **Unit Exposure:** | Southwest |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall, No One Below |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2014 (Age: 12) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1512206 |
| **Heating:** | In Floor |
| **New Constr.:** | No |

| | |
|---|---|
| **Construction Material:** | Composite Siding, Mixed |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Additional Parking, Stall, Underground |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $508.66 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Stonecroft at Auburn Bay |
| **Community:** | Auburn Bay |
| **Amenities:** | Elevator(s), Party Room, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | See Remarks |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Bedroom · 9'5" × 7'9" · |
| **Main Floor** | Bedroom · 8'11" × 7'11" · |
| **Main Floor** | Bedroom - Primary · 14'2" × 9'10" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | M-2 |
| **Listed Date:** | Nov 13, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-22-auburn-bay-link-se-calgary-a2358436/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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