204 22 Auburn Bay Link SE

Calgary | Active | MLS® A2350009

$335,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2015**	**886 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Three bedrooms, two bathrooms, and TWO PARKING STALLS: a rare combination! This bright 2nd-floor corner suite sits on the border of Auburn Bay and Seton, giving you the best of both communities. The lake and every amenity you could want are just steps away.
Inside, you'll find 9 ft ceilings, modern engineered hardwood, quartz countertops, upgraded stainless steel appliances, a full-size Miele washer and dryer, and a large deck. The suite is well positioned in this pet-friendly building, away from the busy street and hospital side and not facing the parking lot. The heated, secure parkade includes two stalls, an oversized storage locker, and plenty of visitor parking.
Residents enjoy full access to the community lake, with a private beach, swimming, canoeing, fishing, tennis, BBQing, and skating in winter. You're also steps from the hospital and the new Seton development, with grocery, coffee, retail, pubs, banks, a theatre, schools, parks, the new Green Line LRT, and a new sports complex close by. Stoney Trail/22X, Deerfoot, and Macleod are all easy to reach.
A must see, and exceptional value!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350009
Bedrooms	3
Bathrooms	2
Year Built	2015
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:	886 sq. ft.
Main Level Finished Area:	886 sq. ft.

Condo Fee:	$567.00
Condo Fee Includes:	Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
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, Natural Gas
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Stonecroft at Auburn Bay
Community:	Auburn Bay
Amenities:	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12' × 7'9" ·
Main Floor	Bedroom · 8'10" × 7'10" ·
Main Floor	Dining Room · 10'6" × 9'8" ·
Main Floor	Kitchen · 10'4" × 9'1" ·
Main Floor	Living Room · 10'10" × 10'7" ·
Main Floor	Bedroom - Primary · 20'1" × 10' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	High Ceilings, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-22-auburn-bay-link-se-calgary-a2350009/

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