204 28 Auburn Bay Link SE

Calgary | Active | MLS® A2342691

$344,888









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**957 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Price Adjustment !! Attention savvy investors!!! Are you searching for the perfect investment property in the sought-after lake community of Auburn Bay. Look no further! This spacious 2-bedroom condo + Full Den with window & closet, complete with excellent tenants, Welcome to Stonecroft at Auburn Bay, 957 SQF one of the biggest size condo into the building. located just a short walk across the street to the new South Calgary Health Campus, the Brookfield YMCA is nearby - the ‘biggest YMCA facility on earth’! Spacious and impeccably clean, this home features 2 BEDROOMS + DEN the size of a full bedroom & closet, 2 BATHROOMS, OPEN PLAN KITCHEN, LIVING, AND DINING ROOMS, 9 FOOT CEILINGS and IN SUITE LAUNDRY. HEATED FLOORS THROUGHOUT ARE INCLUDED IN THE CONDO FEE, so no separate heating bills. SECURE HEATED UNDERGROUND PARKING SPACES (assigned) plus separate STORAGE LOCKER complete the package. PET FRIENDLY, with a small dog park located directly behind the building. The Auburn Bay community offers the popular lake-living lifestyle, with access to the 43 acres Auburn Bay Lake and accompanying parkland with walking and bike paths. LAKE AND CLUBHOUSE ACCESS are included in the HOA fee. For indoor recreation This home has a UNIQUE CORNER LAYOUT with your own private patio, along with overheight windows, brings in the sunshine. The open living plan features walnut-look laminate floors, white quartz counters, stainless steel appliances. Cabinets are quiet-close with revolving shelves in the lower corner cupboard for easy access. The heart of the kitchen is a generous island with abundant quartz counters to spread out on when cooking. Adjacent is a dining area for hosting dinners with friends and family. The primary bedroom suits a king-size bed, with a walk-through closet and spacious ensuite with glass-walled shower. The two other bedrooms are also good sized and are separated from the primary bedroom by the living room. A second full bathroom is conveniently located between the 2nd bedroom and the DEN. A sunny west-facing patio opening off the living room and the third bedroom. has a gas hookup for your BBQ. this home is perfect for first-time buyers and savvy investors. Don’t miss this one!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342691
Bedrooms	2
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:	957 sq. ft.
Condo Fee:	$567.24
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	1
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:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1511167
Heating:	In Floor, Natural Gas

New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Family Room
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Heated Garage, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, Laundry Room
HOA Fee:	$524.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Stonecroft at Auburn Bay
Community:	Auburn Bay
Amenities:	Beach Access, Bicycle Storage, Parking, Party Room, Picnic Area, Playground, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Restrictive Covenant, Utility Right Of Way

Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 18'3" × 10' ·
Main Floor	Bedroom · 9'8" × 7'9" ·
Main Floor	Den · 9' × 8' ·
Main Floor	Living Room · 11'8" × 10'8" ·
Main Floor	Dining Room · 10'8" × 9' ·
Main Floor	Kitchen With Eating Area · 10' × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Schools Nearby
Interior Features:	Breakfast Bar, High Ceilings
Exterior Features:	BBQ gas line, Playground, Private Entrance
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-28-auburn-bay-link-se-calgary-a2342691/

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

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