

# \$359,900 - 405, 16 Auburn Bay Link, Calgary

MLS® #A2248152

**\$359,900**

2 Bedroom, 2.00 Bathroom, 847 sqft

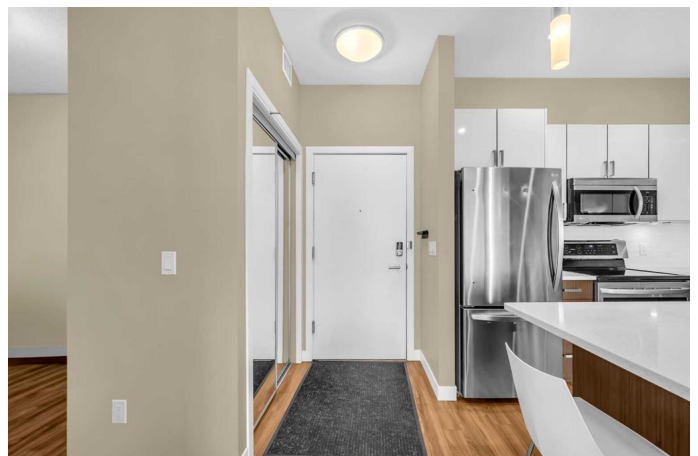
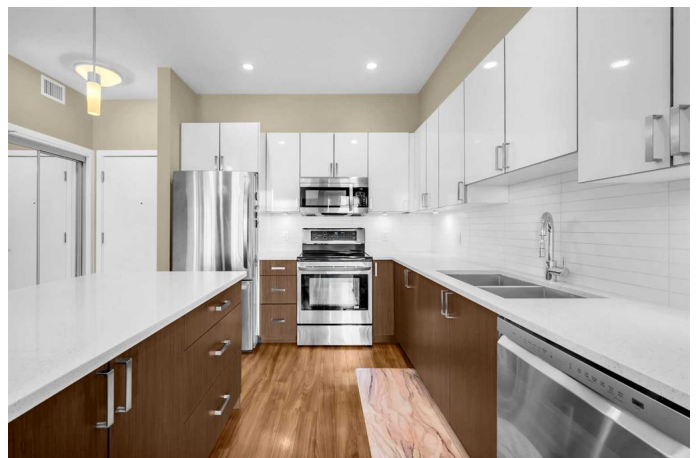
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

LOCATION, LOCATION, LOCATION! This beautifully updated TOP FLOOR condo offers the perfect combination of convenience, style, and community living. Situated just steps from every amenity you could need – transit, shopping, dining – and directly across the street from the South Health Campus, this home is ideal for professionals, families, and first-time buyers alike. Plus, you™ enjoy exclusive access to Auburn Bay™s sought-after community features, including the private Auburn Beach.

Inside, you™ find two spacious bedrooms plus a versatile den, perfect for a home office or guest space, and two full bathrooms. The modern kitchen is a chef™s dream with top-of-the-line stainless steel appliances, quartz countertops, and sleek cabinetry. The primary suite impresses with soaring 12-ft ceilings, a walk-in closet, and a stylish 3-piece ensuite. The open-concept layout seamlessly connects the kitchen and living room, creating an inviting space for gatherings and everyday living.

Step out onto your private balcony, complete with a BBQ gas hookup, and enjoy warm summer evenings in style. Whether you™re relaxing at home, enjoying the lake community, or taking advantage of nearby city conveniences, this condo offers a lifestyle you™ll love. Book your private viewing today – this opportunity won™t last!



Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248152          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 847               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 405, 16 Auburn Bay Link |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0E9                 |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Radiant                                                                                    |
| Cooling           | Sep. HVAC Units                                                                                      |
| # of Stories      | 4                                                                                                    |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Construction      | Concrete, See Remarks, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 26                |
| Zoning         | M-2               |
| HOA Fees       | 498               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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