

# \$419,900 - 56 Auburn Bay Link Se, Calgary

MLS® #A2201858

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday April 5 2-4 pm\*\*\*

This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience, complete with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The modern kitchen boasts contemporary cabinetry, quartz countertops, and stainless steel appliances—perfect for any culinary enthusiast.

Upstairs, you'll find dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the home's prime location offers unbeatable convenience, just minutes from the South Health Campus, grocery stores, restaurants, the YMCA, and more.

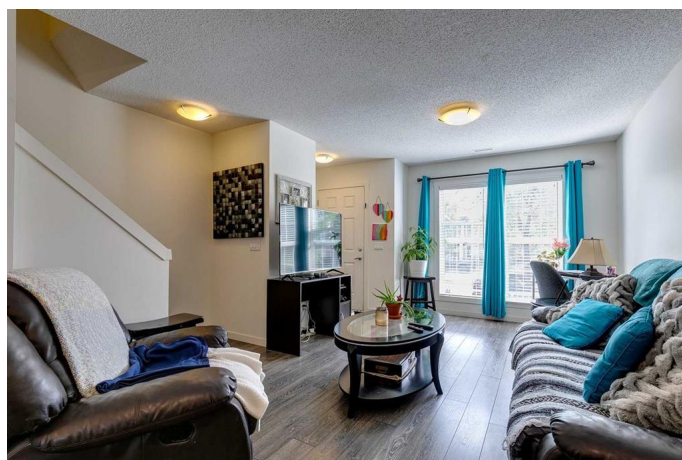
This home presents a fantastic investment opportunity. Don't miss out—call today to schedule your private viewing!

Built in 2013

## Essential Information

MLS® # A2201858

Price \$419,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,203         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 Auburn Bay Link Se |
| Subdivision | Auburn Bay            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1S7               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Parking                 |
| Parking Spaces | 2                       |
| Parking        | Assigned, Stall, Titled |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Pantry    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 16th, 2025  
Days on Market        34  
Zoning                      M-1  
HOA Fees                  494  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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