

# \$249,900 - 111, 28 Auburn Bay Link Se, Calgary

MLS® #A2265113

**\$249,900**

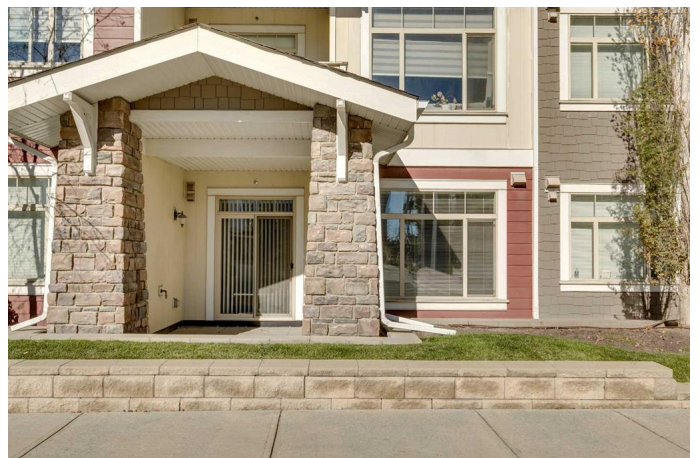
1 Bedroom, 1.00 Bathroom, 546 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Tremendous opportunity and affordability for a first time buyer or investor...Welcome to Stonecreek at Auburn Bay™ where comfort meets convenience in one of Calgary's™ most desirable lake communities. This recently modernized and updated ground-floor, one-bedroom condo offers a bright and open layout with 9-foot ceilings and durable laminate flooring throughout. The kitchen features sleek quartz countertops, modern stainless steel appliances including a brand-new, never-used stove, and seamless flow into the living room with electric fireplace, where large windows and a patio door fill the space with natural light. Step outside to your oversized patio, offering the rare bonus of private outdoor access right from your home, with the added benefit of a built-in gas line; your barbecue dreams just came true! The bedroom includes sliding doors to the patio, a walkthrough closet with built-in shelving, and direct access to the full bathroom for an ensuite experience. You™ll love the thoughtful touches like in-floor radiant heat, an in-suite washer and dryer (less than a year old), and the convenience of a separate den that's™ perfect for a home office or extra storage. This unit also includes a heated, secure underground parking stall and an assigned storage locker for added peace of mind.

Beyond your door, enjoy the unbeatable location across from South Health Campus and moments from the Seton YMCA, Cineplex



VIP, restaurants, and shopsâ€”everything you need is right at your fingertips. As part of the Auburn Bay community, youâ€™ll have year-round lake privileges with access to the private beach, walking paths, and a vibrant, welcoming neighbourhood that truly feels like home. You are going to love living here!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265113          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 546               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 111, 28 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z7                    |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Parking, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                |
| Parking        | Off Street, Parkade, Stall, Underground                          |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Storage |
|-------------------|-----------------------------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Appliances      | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating         | In Floor, Fireplace(s)                           |
| Cooling         | None                                             |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Electric                                         |
| # of Stories    | 4                                                |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Roof              | Asphalt Shingle           |
| Construction      | Cement Fiber Board, Stone |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 5                  |
| Zoning         | M-2                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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