

\$339,000 - 104, 10 Auburn Bay Link Se, Calgary

MLS® #A2247119

\$339,000

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to what may be the best unit in the best location of one of South Calgary's most desirable communities! This beautifully designed and spacious main floor corner unit offers the perfect blend of comfort, convenience, and lifestyle. With two bedrooms, a den, two heated underground parking stalls, and a separate storage cage, you'll have everything you need in one exceptional package. Enjoy the rare benefit of private street access, ideal for guests or pet owners. Along with a huge covered patio that offers privacy, room to relax, and a gas line for your BBQ. Hosting is easy with plenty of visitor parking just steps away. This bright and airy end unit is flooded with natural light from south and west facing windows and is equipped with air conditioning for summer comfort. The den is perfect for a home office or flex space and features sliding glass doors to the patio, adding to the open, functional feel of the home. The smart split bedroom layout offers privacy, with a generous primary suite on one side featuring a walk-through closet and 4 piece ensuite, and a second bedroom and full bathroom on the opposite side making it ideal for guests or roommates. The laundry is conveniently tucked away in its own closet. The kitchen is a true highlight with abundant cabinets, extensive counter space, and a large island with breakfast bar, making it ideal for casual meals or entertaining. The open-concept living and dining space easily accommodates a large sectional and



oversized TV, perfect for movie nights or relaxing evenings in. This unit also includes a separate storage cage for all your seasonal and bulky items, and the two indoor heated parking stalls are located close to the elevator and staircase for added convenience. Your new home is located just a short walk from the South Health Campus, grocery stores, restaurants, coffee shops, pubs, the YMCA, and a movie theatre. Plus, youâ€™re in a sought after lake community, giving you year round access to swimming, skating, paddle boarding and more. Don't miss this incredible opportunity to own one of the most well located and functional units in the building and the community!

Built in 2014

Essential Information

MLS® #	A2247119
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	104, 10 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y8

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Side By Side, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	August 9th, 2025
Days on Market	3
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.