

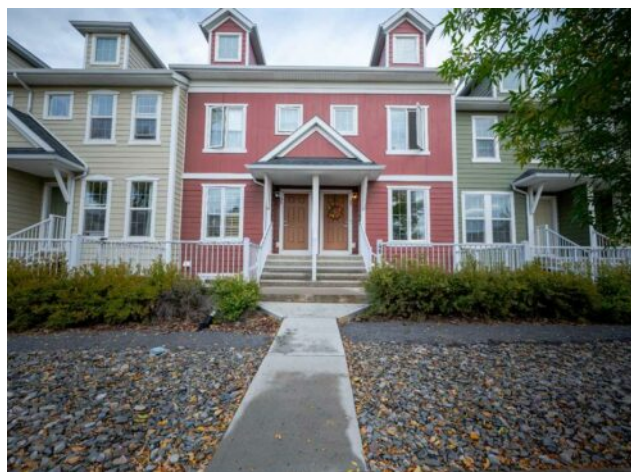


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

42 Auburn Bay Link SE
Calgary, Alberta

MLS # A2262180



\$390,000

Division:	Auburn Bay		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,086 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Guest, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows		
Inclusions:	n/a		

Welcome to 42 Auburn Bay Link SE, a bright and inviting townhome perfectly situated on a quiet, tree-lined street with the convenience of on-street parking right out front. Enjoy all that lake community living has to offer with full access to Auburn Bay Lake and its year-round amenities. You'll love the location — just minutes from the Seton Shopping District, where you'll find endless dining options, grocery stores, multiple liquor stores, coffee shops, and even a Cineplex theatre. Outdoor lovers will appreciate the biking and walking paths that connect to Cranston and the Bow River pathway system, ideal for evening strolls or weekend rides. Inside, the open-concept main floor is bright and functional, with large west-facing windows that fill the space with natural light. There's a handy half bath on the main level, space for a full-sized dining table, and a modern kitchen featuring sleek quartz countertops. The back entrance offers easy access to your parking stall and nearby visitor parking, plus the garbage chute is just steps away for added convenience. Upstairs, you'll find laundry on the same level, a large linen/storage closet, and two generous bedrooms, each with its own private ensuite. The primary bedroom faces west for lovely evening light and features a 4-piece ensuite bathroom. There's also attic storage — perfect for those extra boxes or seasonal items. Commuting is simple with quick access to Deerfoot and Stoney Trail, and you're close to neighbouring communities like Seton and Mahogany. Whether you're a first-time buyer, downsizer, or young family, this home offers the perfect mix of comfort, convenience, and community — all in one of Calgary's most sought-after lake neighbourhoods.

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