

# \$390,000 - 42 Auburn Bay Link Se, Calgary

MLS® #A2262180

**\$390,000**

2 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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.

Youâ€™ll love the location â€” just minutes from the Seton Shopping District, where youâ€™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. Thereâ€™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, youâ€™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.

Built in 2013

### Essential Information

MLS® #	A2262180
Price	\$390,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	42 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m1s7

### Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, On Street, Stall, Guest

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 14th, 2025
Days on Market	20
Zoning	M-1
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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