

Auburn Bay

306 - 22 Auburn Bay Link SE



THE
McKELVIE
GROUP.com

real
Real Broker



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www.themckelviigroup.com

306 - 22 Auburn Bay Link SE

Welcome to your dream lifestyle in one of Calgary's most beloved lake communities, Auburn Bay! This 2-bed, 2-bath character condo offers the perfect blend of comfort, charm, and community. Whether you're a young professional, a couple looking to put down roots, an empty nester ready to simplify, or an investor seeking something special, this home delivers the lifestyle you've been waiting for. Step inside to discover a bright, sun-soaked living space with an open-concept layout designed for entertaining and easy living. The gourmet kitchen will impress with its sleek stainless steel appliance package, gleaming quartz countertops, stylish cabinetry, and a large island that invites friends to gather around. Whether it's Sunday brunch, wine-and-cheese night, or a quiet dinner for two, this space feels both functional & luxurious. The clever floorplan features the spacious living room sitting between the two bedrooms, providing a sense of privacy that makes everyday life more comfortable, especially for roommates, guests, or work-from-home setups. Plenty of space for full-sized furniture and a large television, this is the ultimate setting to kick back and watch your favourite team or binge the latest Netflix series. Natural light streams in through large windows, and the living room seamlessly flows onto your private outdoor deck which is a perfect extension of your living space where you can unwind with a coffee, host summer BBQs, or enjoy a quiet moment under the stars. The primary bedroom is a true retreat, complete with a walk-through closet and a spa-inspired 4pc ensuite featuring modern finishes and calming tones. The second bedroom is tucked away on the opposite side of the unit, next to a full bathroom, offering flexibility for a home office, gym, or guest suite. Other conveniences include in-suite laundry, pet-friendly policies, and heated underground parking for those snowy Calgary winters. This condo has been thoughtfully designed to suit modern lifestyles, with high-quality finishings and a layout that simply makes sense. Outside your door, Auburn Bay offers far more than just a place to live - it's an Urban Lifestyle. This community was built for connection, with landscaped streets, parks, off-leash dog areas, and friendly neighbours that make it easy to feel at home. And of course, there's the lake. Auburn Bay Lake is a year-round hub of activity: swim, paddle board, kayak, or relax on the sandy beach during the summer. Come winter, enjoy skating, hockey, or simply walking the frosted shoreline. Community events, fitness classes, and social clubs mean there's always something going on. Located just minutes from the South Health Campus, Auburn Station shopping, Seton's Urban District, and with quick access to Deerfoot and Stoney Trails, commuting is easy. Whether you drive or use Calgary Transit, you will love how connected this location feels without the downtown stress. Come experience why Auburn Bay is one of Calgary's most sought-after neighbourhoods.



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA: 868.87 SQ. FT.



0 3 6 ft

PROPERTY DETAILS

Room Measurements

Main Building

MAIN FLOOR

4pc Bath: 7'8" x 4'11"

4pc Ensuite: 7'4" x 7'10"

Bedroom: 8'8" x 14'3"

Dining: 12'2" x 13'1"

Kitchen: 11'3" x 7'10"

Living: 10'6" x 14'

Primary: 9'11" x 13'8"

Floor Area Information

Main Building

MAIN FLOOR

Interior Area: 868.87 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 868.87 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 868.87 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



22 Auburn Bay Link SE # 306 Calgary, AB T3M1Z8

Residential
Active

A2239615

PD:

DOM: 47

LP: \$300,000.00

OP: \$350,000.00



Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Auburn Bay
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2015	RMS SQFT:	868.87
LINC#:	0036769826	LP/SF:	\$345.28
Arch Style:	Apartment-Single Level Unit	Suite:	No
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Desc:	1512206;183	Tax Amt/Yr:	\$2,416.00/2025
Legal Pin:	1512206 Blk:	Loc Imp Amt:	
Zoning:	M-2	Front Exp:	SW
Title to Lnd:	Fee Simple		
Disclosures:	No Disclosure		
Restrict:	Pet Restrictions or Board approval Required		

Recent Change: **09/02/2025 : DOWN : \$325,000->\$300,000**

Public Remarks: Welcome to your dream lifestyle in one of Calgary's most beloved lake communities, Auburn Bay! This 2-bed, 2-bath character condo offers the perfect blend of comfort, charm, and community. Whether you're a young professional, a couple looking to put down roots, an empty nester ready to simplify, or an investor seeking something special, this home delivers the lifestyle you've been waiting for. Step inside to discover a bright, sun-soaked living space with an open-concept layout designed for entertaining and easy living. The gourmet kitchen will impress with its sleek stainless steel appliance package, gleaming quartz countertops, stylish cabinetry, and a large island that invites friends to gather around. Whether it's Sunday brunch, wine-and-cheese night, or a quiet dinner for two, this space feels both functional & luxurious. The clever floorplan features the spacious living room sitting between the two bedrooms, providing a sense of privacy that makes everyday life more comfortable, especially for roommates, guests, or work-from-home setups. Plenty of space for full-sized furniture and a large television, this is the ultimate setting to kick back and watch your favourite team or binge the latest Netflix series. Natural light streams in through large windows, and the living room seamlessly flows onto your private outdoor deck which is a perfect extension of your living space where you can unwind with a coffee, host summer BBQs, or enjoy a quiet moment under the stars. The primary bedroom is a true retreat, complete with a walk-through closet and a spa-inspired 4pc ensuite featuring modern finishes and calming tones. The second bedroom is tucked away on the opposite side of the unit, next to a full bathroom, offering flexibility for a home office, gym, or guest suite. Other conveniences include in-suite laundry, pet-friendly policies, and heated underground parking for those snowy Calgary winters. This condo has been thoughtfully designed to suit modern lifestyles, with high-quality finishings and a layout that simply makes sense. Outside your door, Auburn Bay offers far more than just a place to live - it's an Urban Lifestyle. This community was built for connection, with landscaped streets, parks, off-leash dog areas, and friendly neighbours that make it easy to feel at home. And of course, there's the lake. Auburn Bay Lake is a year-round hub of activity: swim, paddle board, kayak, or relax on the sandy beach during the summer. Come winter, enjoy skating, hockey, or simply walking the frosted shoreline. Community events, fitness classes, and social clubs mean there's always something going on. Located just minutes from the South Health Campus, Auburn Station shopping, Seton's Urban District, and with quick access to Deerfoot and Stoney Trails, commuting is easy. Whether you drive or use Calgary Transit, you will love how connected this location feels without the downtown stress. Come experience why Auburn Bay is one of Calgary's most sought-after neighbourhoods

Directions:

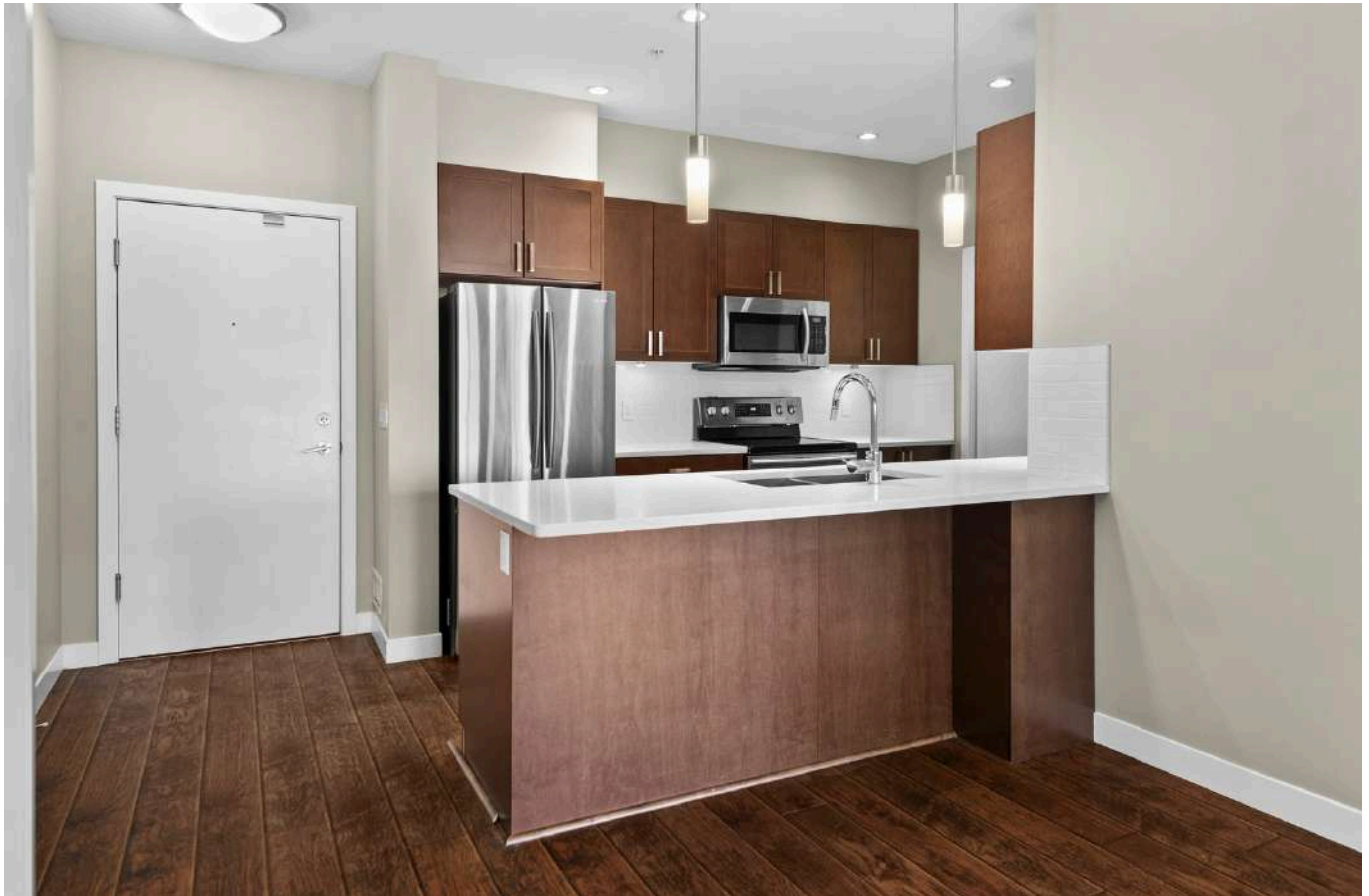
Rooms & Measurements

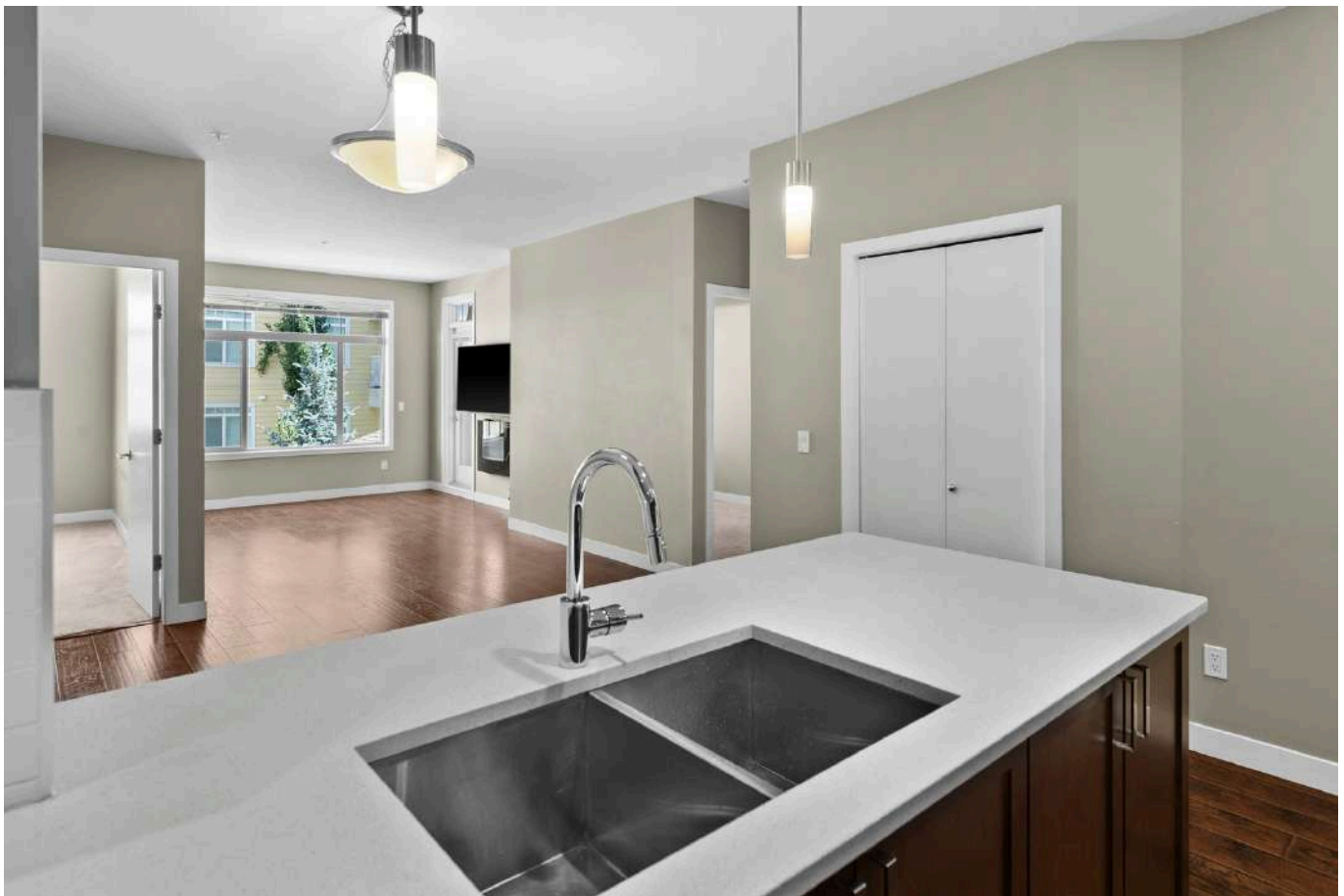
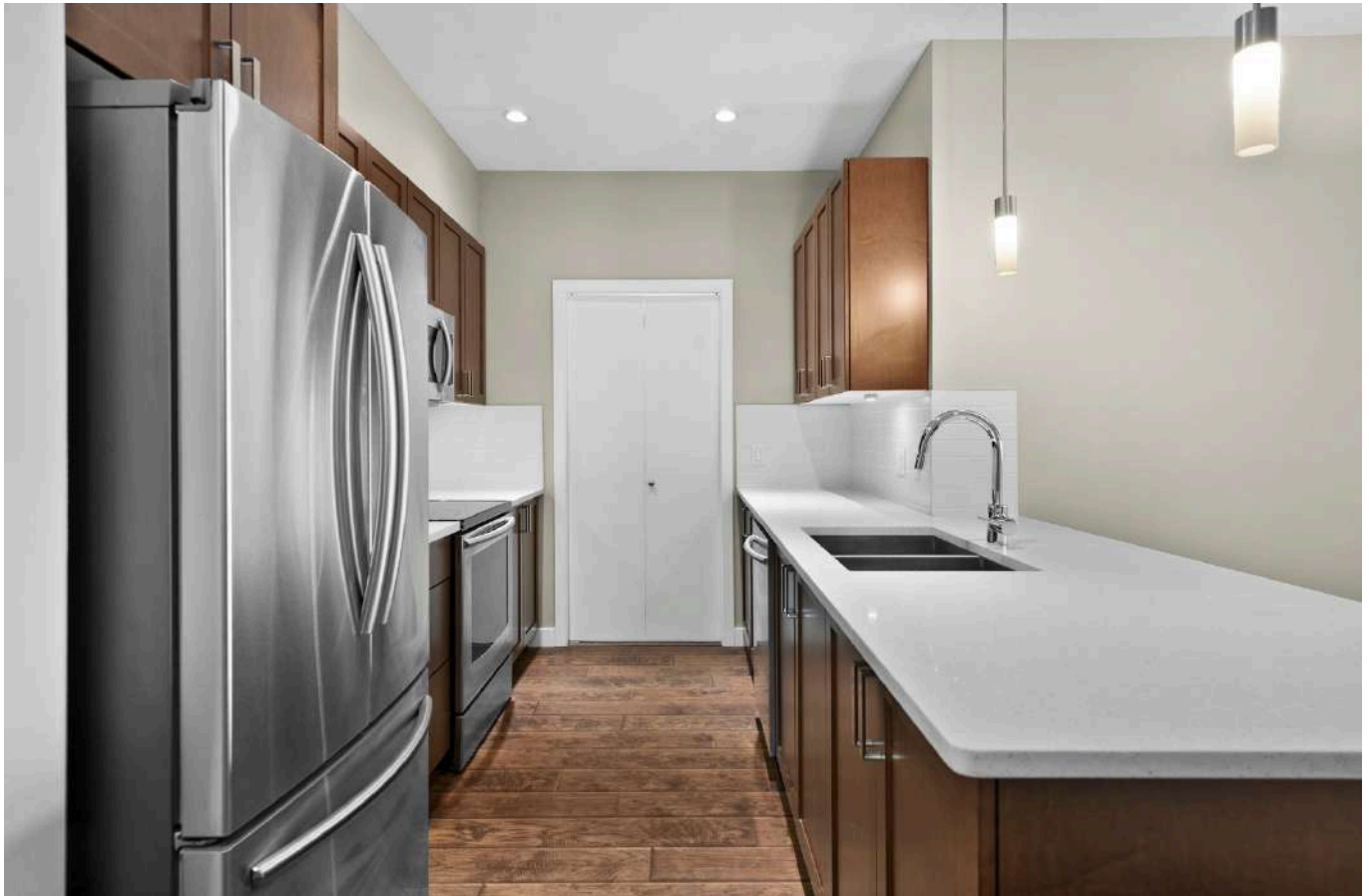
	1P	2P	3P	4P	5P	6P		Main:	80.72	Mtr2	868.87	SqFt
Baths:	0	0	0	1	0	0	Bed Abv: 2	Total AG:	80.72	Mtr2	868.87	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 5					

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	In Floor, Natural Gas	Cooling:	None
Construction:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Fireplaces:	1/Decorative, Electric, Living Room
Foundation:		Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Balcony	Fencing:	
Roof Type:		Balcony:	Balcony(s)
Reports:	None		
Warranty:	None		
Parking:	Assigned, Secured, Underground Total: 1		
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
Comm Feature:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
HOA:	\$475.00/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	N/A		
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		



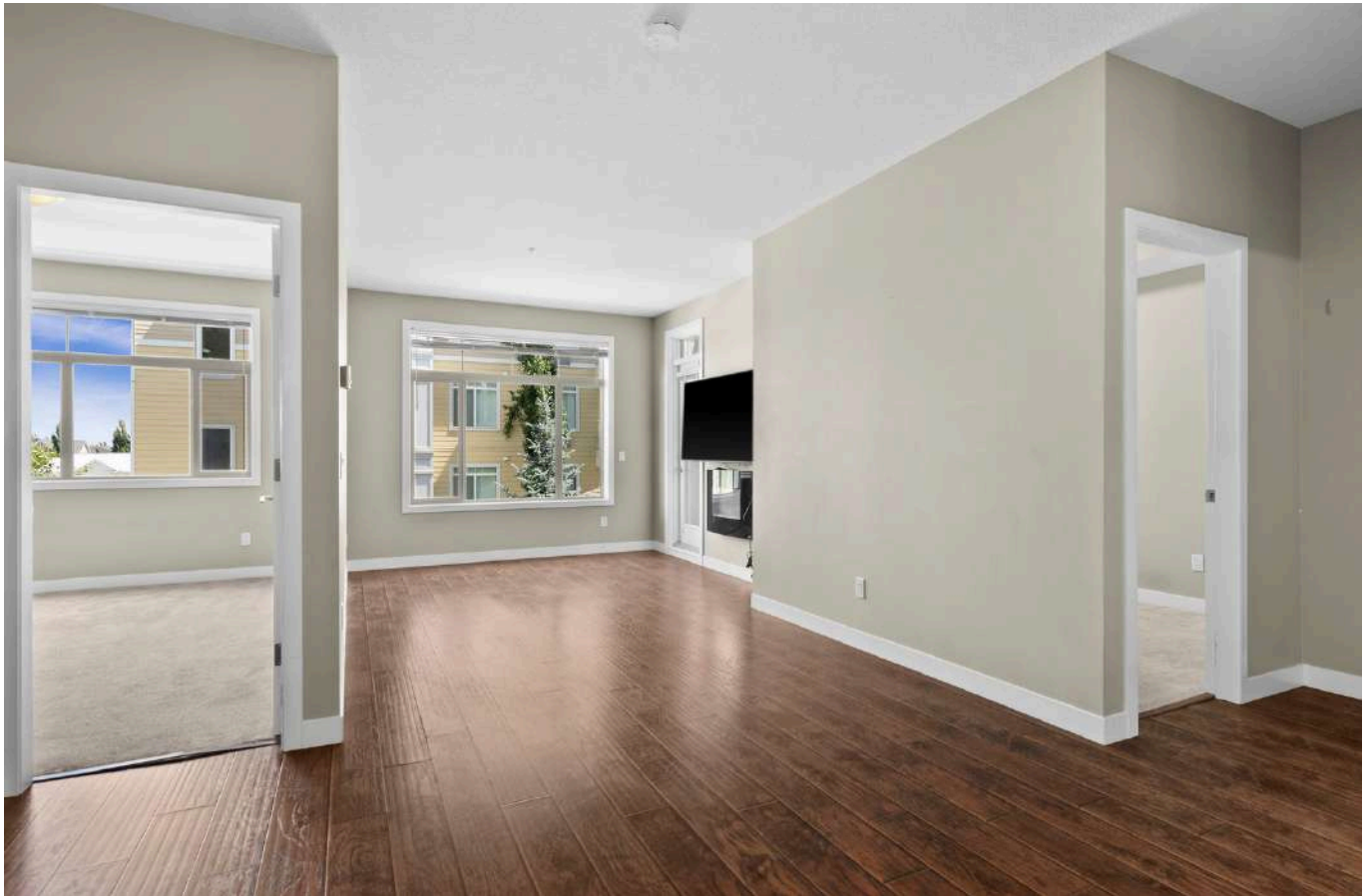














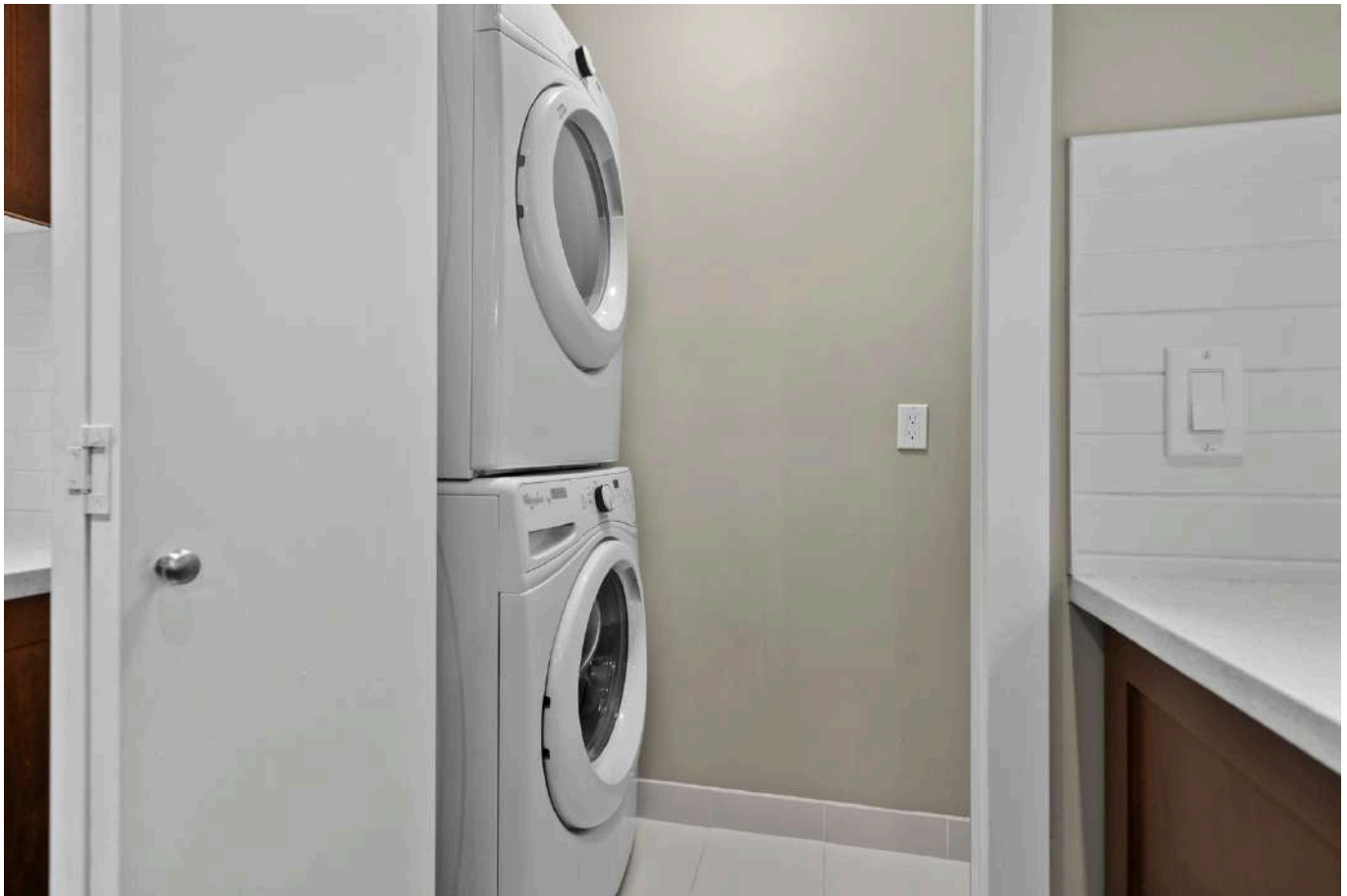












WELCOME TO

AUBURN BAY



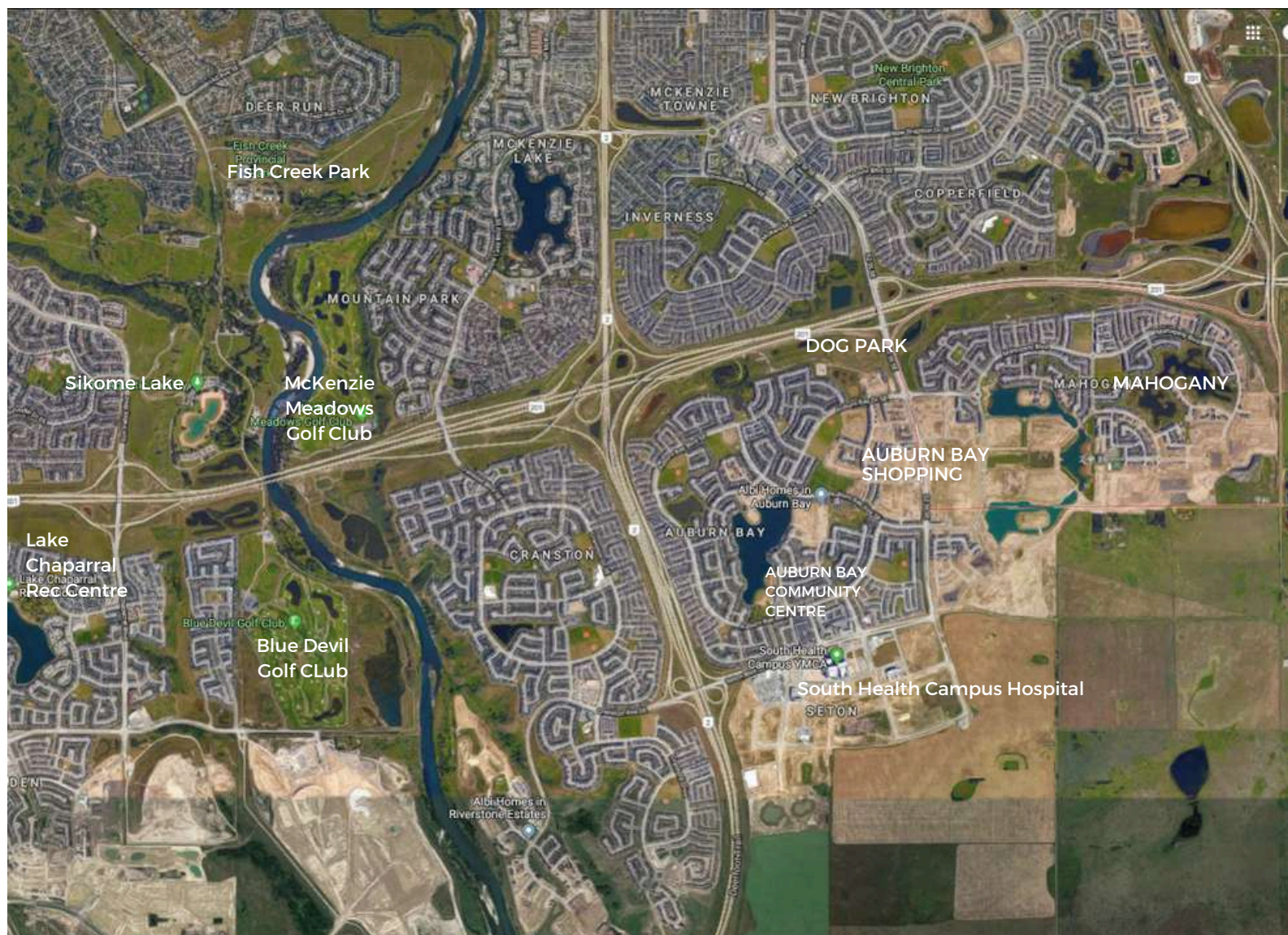
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THE COMMUNITY •

Welcome to Auburn Bay

Auburn Bay is a new suburban residential neighbourhood in the southeast quadrant of Calgary, Alberta. It is located at the southeastern edge of the city, and is bounded by Seton Boulevard to the south, Deerfoot Trail to the west, 52 Street E to the east and Stoney Trail to the north. The South Health Campus and southeast Calgary hospital is located immediately to the south of the community. A proposed southeastern extension of the city's C-Train system is planned to run along the community's eastern boundary, parallel to 52 Street.



THE COMMUNITY •

AUBURN BAY HOME OWNERS ASSOCIATION

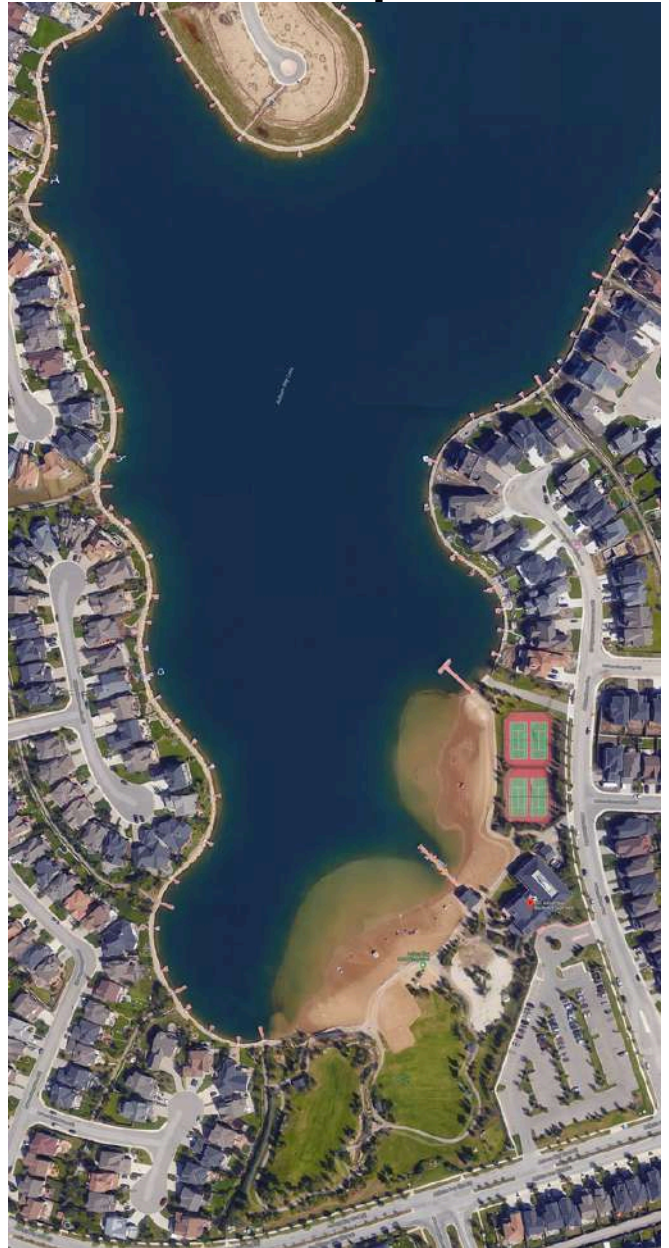
200 Auburn Bay Boulevard SE
Calgary, Alberta T3M 0A4
403-537-2601
<https://auburnbayra.ca/>

This great family community offers the recreation facility right on the lake with a sandy beach, large park area, playground, tennis courts and more. There is also a huge gymnasium and room rentals.

Auburn Bay Community Association
Newsletter
<https://www.auburnbayliving.ca/>

Links:
<https://www.facebook.com/AuburnBayCA>
<https://twitter.com/auburnbayca>
https://www.instagram.com/auburnbay_ca/

This great community also offers plenty of green space with parks, playgrounds, baseball diamonds, a dog park and more!



THE COMMUNITY •

PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>

SHOPPING •

AUBURN BAY SHOPPING

AUBURN BAY STATION

100 Auburn Meadows Blvd SE

Tenants: Co-op, Liquor store, Pet Planet, A&W, Urban Bar, The Brow Studio, Dominos Pizza and more.



GROCERY STORES

Auburn Bay Co-op - 100 Auburn Meadows Blvd SE # 700

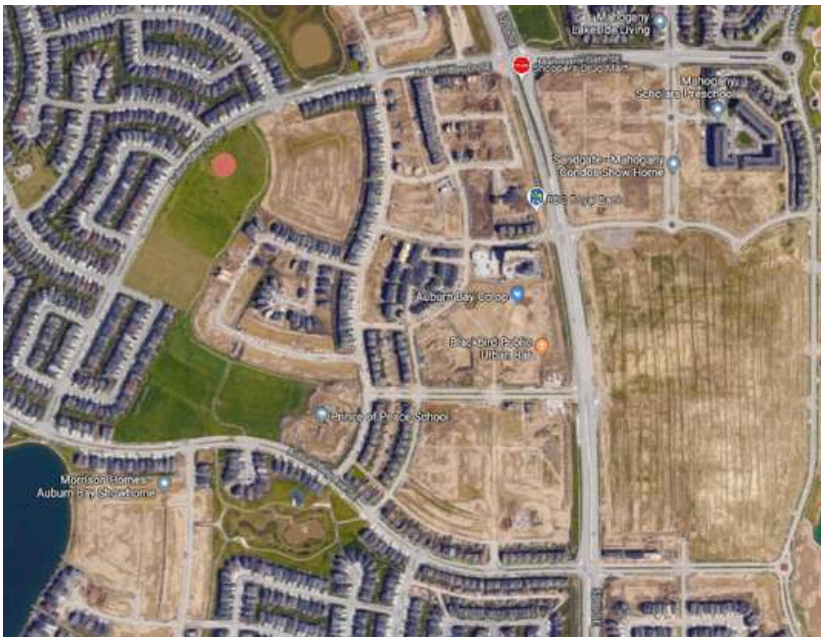
Sobeys in Mahogany - 7 Mahogany Plaza SE

Sobeys in McKenzie Towne - 20 McKenzie Towne Ave SE

Safeway - South Trail Crossing

Planet Organic Supermarket - 4916 130 Ave SE #100

Real Canadian Superstore - 4700 130 Ave SE #100



SHOPPING •

MAHOGANY VILLAGE MARKET

This retail district features an exciting list of shops and services, including Sobeys, Shoppers Drug Mart, Tim Horton's, Cobs Bread, ATB Financial, Dairy Queen, Kinjo Sushi & Grill, The Canadian Brewhouse, State & Main, Pizza Hut, Subway, Rice King, Nando's, Bone & Biscuit, Freshii, Brokin' Yolk, ScotiaBank, TD Canada Trust, RBC Royal Bank, Pizza 73, Taco Time, Second Cup, Sobeys Liquor, Face Amor and a nail salon, barber, gas station, dry cleaner, music school, dance studio, taekwondo studio, art studio, doctor, dentist, veterinarian, daycare & preschool.

<https://www.mahoganyliving.com/community-lifestyle/whats-here/village-market/>



SHOPPING CLOSE BY •

MCKENZIE TOWNE

20 McKenzie Towne Ave SE

Tenants: Sobeys, Petro Canada, Good Life Fitness, Pet Planet, Scotia Bank, Second Cup Chicken on the Way and more!

SOUTH TRAIL CROSSING

4915 130 Ave SE

Tenants: Safeway, Lowes, Reitmans, London Drugs, Dollarama, Tim Hortons McDonalds, Home Depot, restaurants and services and more!

SHAWNESSY VILLAGE SHOPPING CENTRE

16061 MacLeod Trail S

Tenants: Superstore, Hudsons, Landmark Cinemas, IHOP, Winners, Chapters, Golf Town, Canadian Tire, Lowes, Petland, Walmart, Home Depot, Tim Hortons, Best Buy and more!

PARKS & REC •

FISH CREEK PROVINCIAL PARK

<https://www.albertaparks.ca/parks/kananaskis/fish-creek-pp/>



SIKOME AQUATIC FACILITY

Sikome Cir SE

403-297-5293

<https://www.albertaparks.ca/parks/kananaskis/fish-creek-pp/information-facilities/special-facilities/sikome-aquatic-facility/>

PARKS & REC

GOLF

BLUE DEVIL GOLF CLUB

2300 194 Ave SE

(403) 917-1229

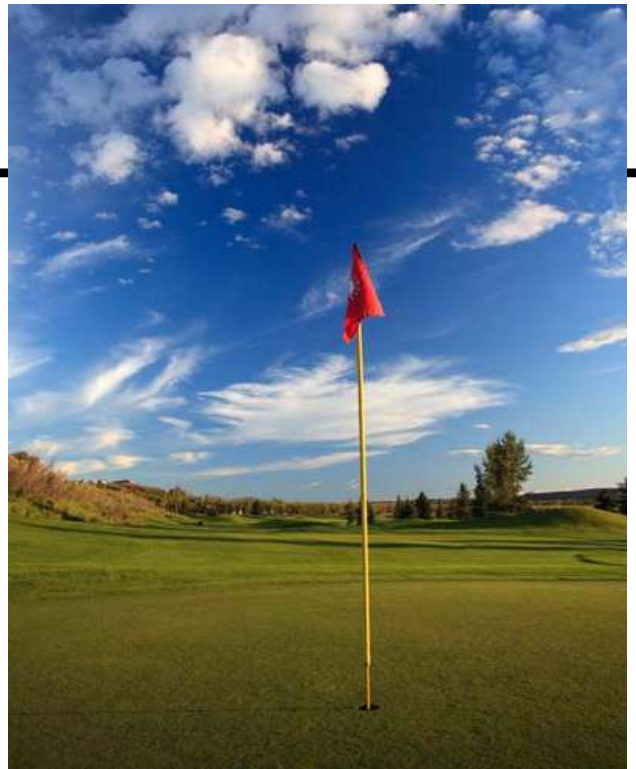
<https://www.bluedevilgolf.com/>

MCKENZIE MEADOWS GOLF CLUB

17215 McKenzie Meadows Dr SE

(403) 257-2255

<http://www.mckenziemeadows.com/>



CARDEL REC CENTRE SOUTH

333 Shawville Blvd SE #100

(403) 201-8652

<http://cardelrec.com/>

SOUTH HEALTH CAMPUS YMCA

4448 Front St SE

(403) 956-3900

<https://www.ymcacalgary.org/program-descriptions/locations/south-health-campus-ymca/>

AUBURN BAY DOG PARK

252 Auburn Bay Dr SE

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/Off-leash-area-locations.aspx>



SERVICES •

HOSPITALS



SOUTH HEALTH CAMPUS

(24 HOUR EMERGENCY)

4448 FRONT ST SE

PHONE: (403) 956-1111

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)

7007 14 St SW

(403) 943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

(403) 955-6200

WALK-IN CLINICS

MAHOGANY MEDICAL CLINIC

7 Mahogany Plaza SE #670

(587) 355-3300

<https://www.mahoganymedicalclinic.ca/>

VETS

AUBURN BAY VETERINARY CLINIC

334-100 Auburn Meadows Drive SE

(587) 356-0911

MAHOGANY VETERINARY CLINIC

1440 7 Mahogany Plaza Southeast

(587) 354-0770

<https://mahoganyvet.ca/>

POLICE

CALL 911 for all emergencies.

MIDNAPORE POLICE STATION

450 Midpark Way SE

(403) 428-6800

FIRE DEPARTMENT

CALL 911 for all emergencies.

MCKENZIE TOWN FIRE STATION 30

6 McKenzie Towne Gate

(403) 268-2489

SETON FIRE STATION NO. 41

3790 Seton Dr SE

SCHOOLS •

PUBLIC SCHOOLS

AUBURN BAY SCHOOL (K-4) PUBLIC

7 Auburn Bay Avenue SE

403-817-3540

<http://school.cbe.ab.ca/school/auburnbay/Pages/default.aspx>

ANDREW SIBBALD SCHOOL (4-6) PUBLIC

1711 Lake Bonavista Dr SE

403-777-6830

<http://school.cbe.ab.ca/school/andrewsibbald/Pages/default.aspx>

NICKLE SCHOOL (5-9) PUBLIC

2500 Lake Bonavista Dr SE

403-777-7720

<http://school.cbe.ab.ca/school/nickle/Pages/default.aspx>

JOANE CARDINAL-SCHUBERT HIGH SCHOOL (10-12) PUBLIC

19480 45 St SE

403-817-3600

<http://school.cbe.ab.ca/school/joanecardinalschubert/Pages/default.aspx>

CATHOLIC SCHOOLS

ST. CECILIA SCHOOL (K-6) CATHOLIC

610 Agate Crescent SE

403-500-2040

<https://www.cssd.ab.ca/schools/stcecilia/Pages/default.aspx>

PRINCE OF PEACE SCHOOL (K-9) CATHOLIC

43 Auburn Meadows Blvd SE

403-500-2125

<https://www.cssd.ab.ca/schools/princeofpeace/Pages/default.aspx>

ALL SAINTS HIGH SCHOOL (10-12) CATHOLIC

729 Legacy Village Road SE

403-500-2133

<https://www.cssd.ab.ca/schools/allsaints/Pages/default.aspx>

FUTURE SCHOOLS:

<https://www.cssd.ab.ca/School/FutureSchools/AuburnBay/Pages/default.aspx>

PRE SCHOOL

MAHOGANY SCHOLARS PRESCHOOL

9 Mahogany Row SE . (403) 475-5635

<https://mahoganyscholars.ca/>

PRIVATE SCHOOLS

Calgary Waldorf School - www.calgarywaldorf.org

Renert School - www.renertschool.ca

Webber Academy - <http://www.webberacademy.ca/>

Mountain View Academy - <http://mountainviewacademy.ca/>

