

# Auburn Bay

## 306 - 22 Auburn Bay Link SE



THE  
**McKELVIE**  
GROUP.com

real  
Real Broker



Rick Easthope

403-999-1397

[rick@themckelviigroup.com](mailto:rick@themckelviigroup.com)

[www.themckelviigroup.com](http://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:** 1

**LP:** \$350,000.00

**OP:** \$350,000.00

**Banner:** *Resort-Style Living in one of Calgary's best Lake Communities!*



<b>Class:</b>	Apartment	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Auburn Bay
<b>Type:</b>	Low Rise (2-4 stories)	<b>Ttl Beds:</b>	2
<b>Levels:</b>	Single Level Unit	<b>F/H Bth:</b>	2/0
<b>Year Built:</b>	2015	<b>RMS SQFT:</b>	868.87
<b>LINC#:</b>	<a href="#">0036769826</a>	<b>LP/SF:</b>	\$402.82
<b>Arch Style:</b>	Apartment-Single Level Unit	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	SF  SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>		<b>Lot:</b>	
<b>Legal Desc:</b>	1512206;183	<b>Condo:</b>	Yes
<b>Legal Pin:</b>	1512206	<b>Blk:</b>	
<b>Zoning:</b>	M-2	<b>Tax Amt/Yr:</b>	\$2,416.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	SW
<b>Restrict:</b>	Pet Restrictions or Board approval Required		

Recent Change: **07/17/2025 : NEW**

**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 finishes 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

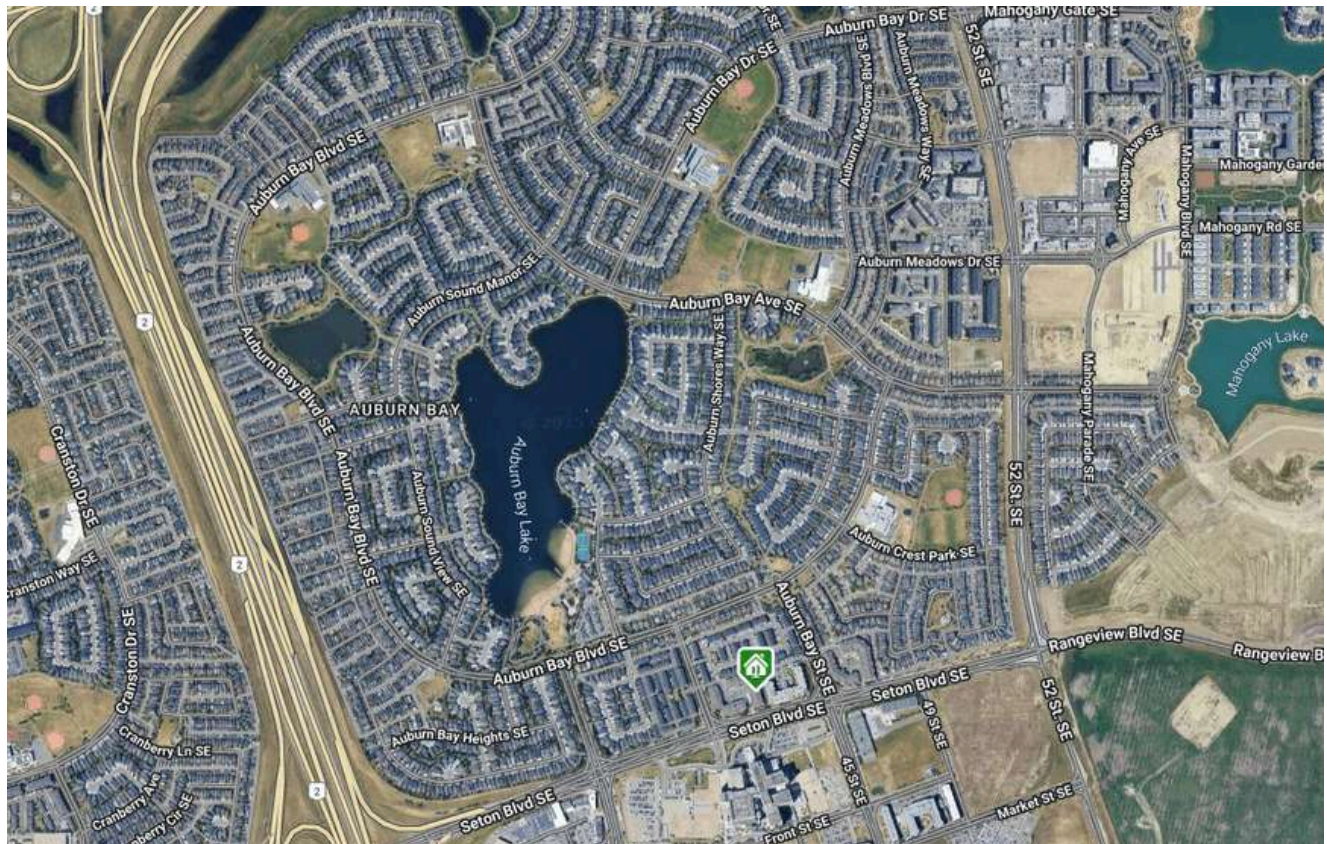
**Directions:**

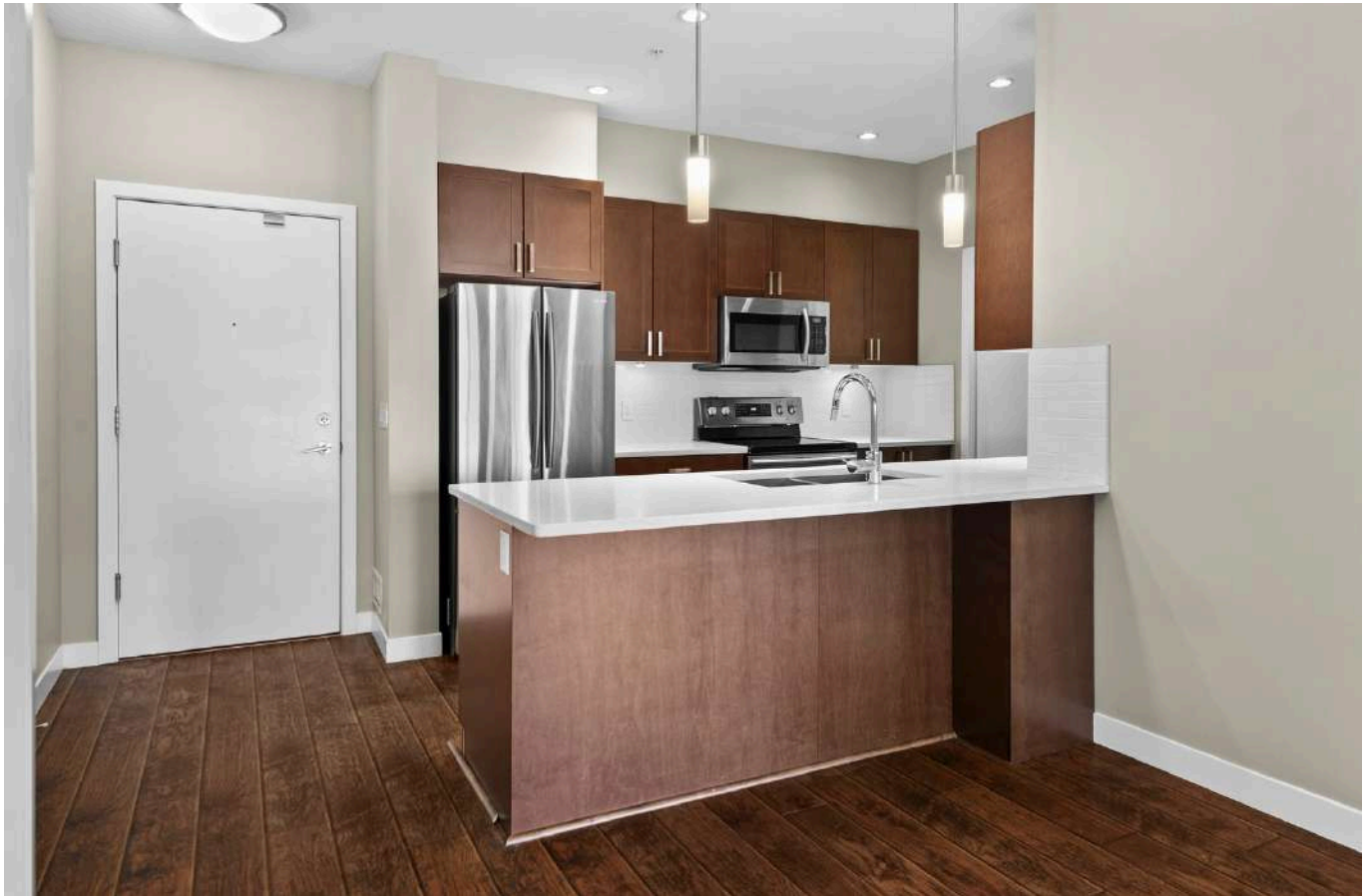
**Rooms & Measurements**

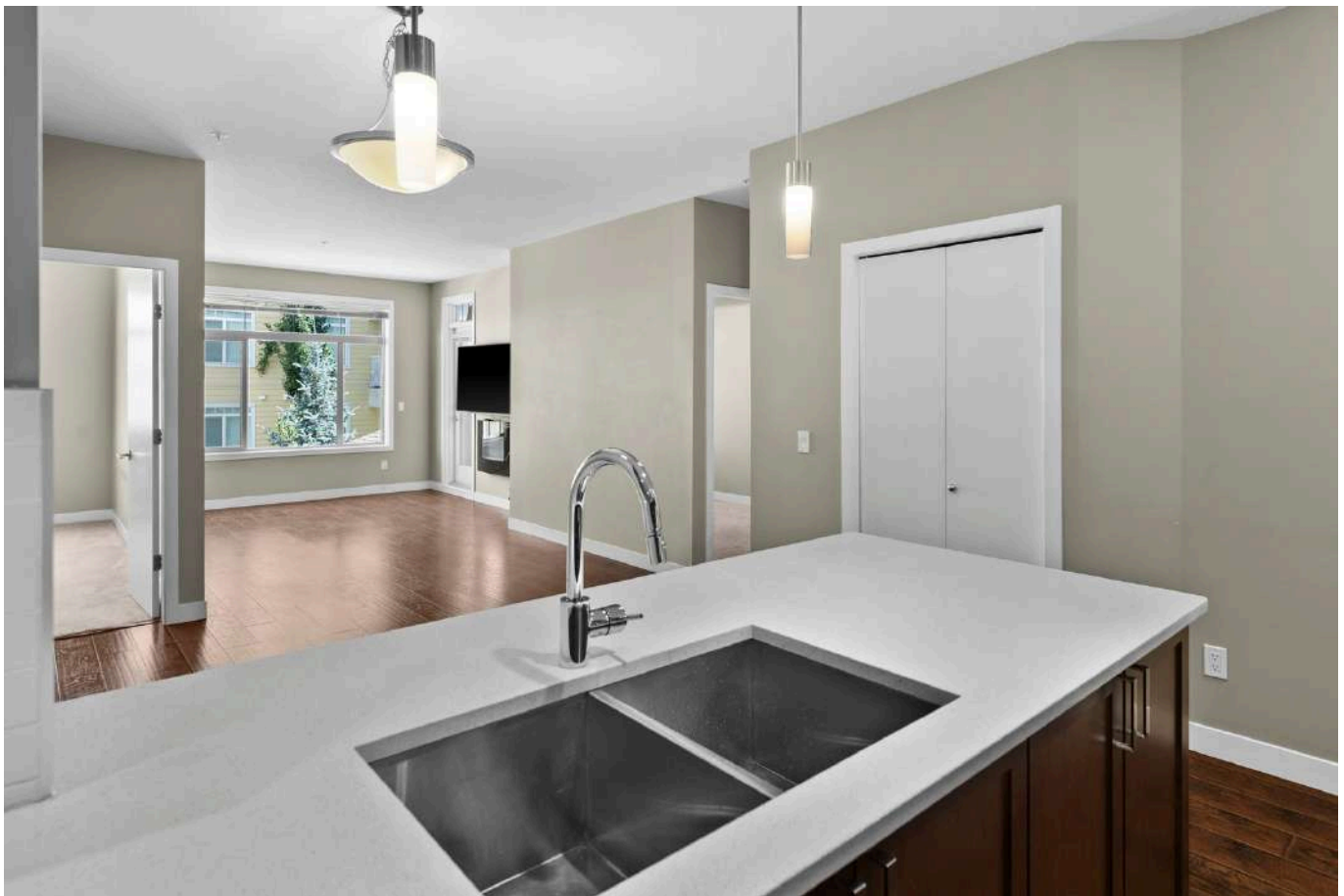
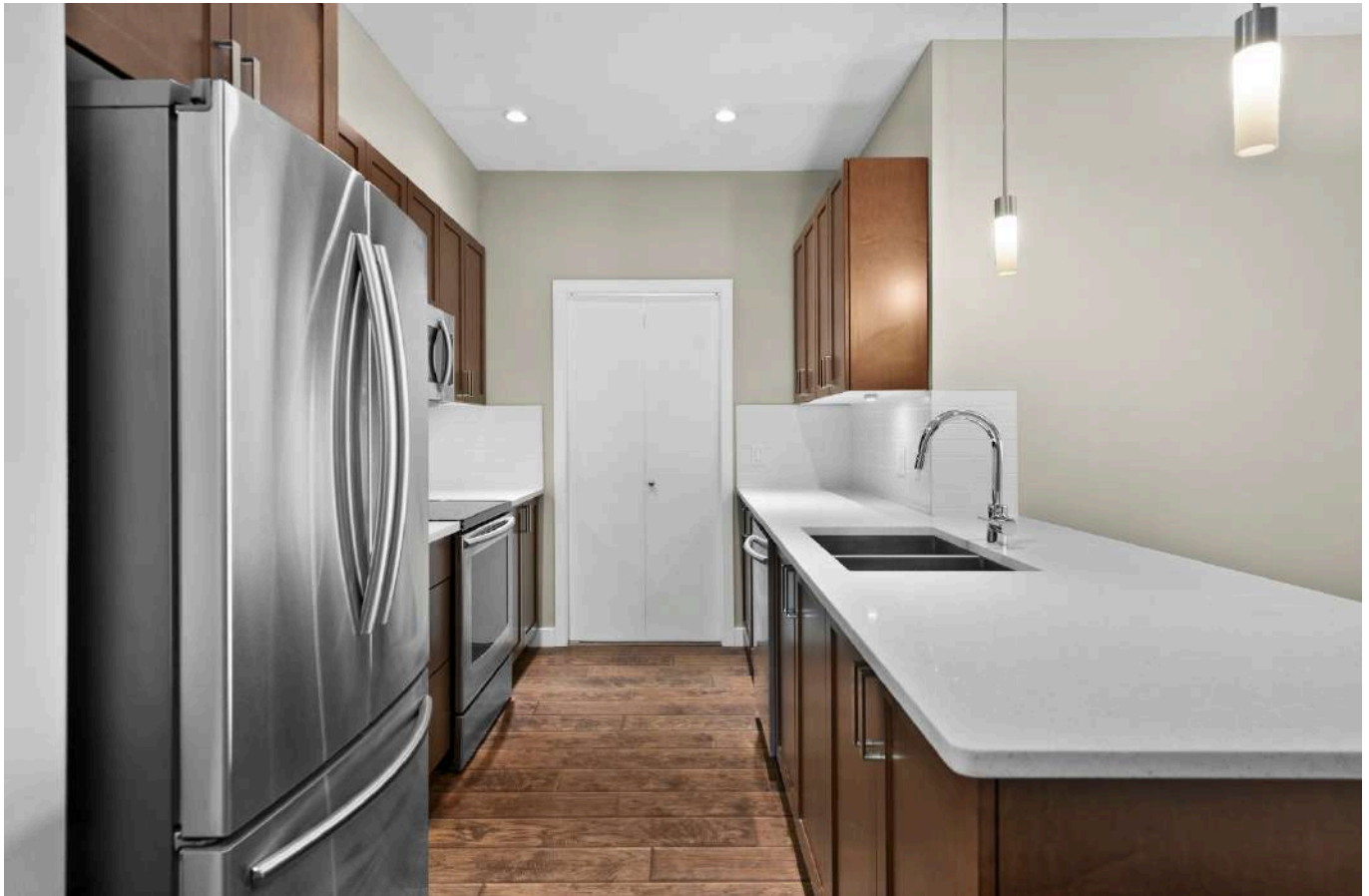
	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	80.72	<b>Mtr2</b>	868.87	<b>SqFt</b>
<b>Baths:</b>	0	0	0	1	0	0	<b>Bed Abv:</b> 2	<b>Total AG:</b>	80.72	<b>Mtr2</b>	868.87	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	0	<b>Rms Abv:</b> 5					

**Property Information**

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



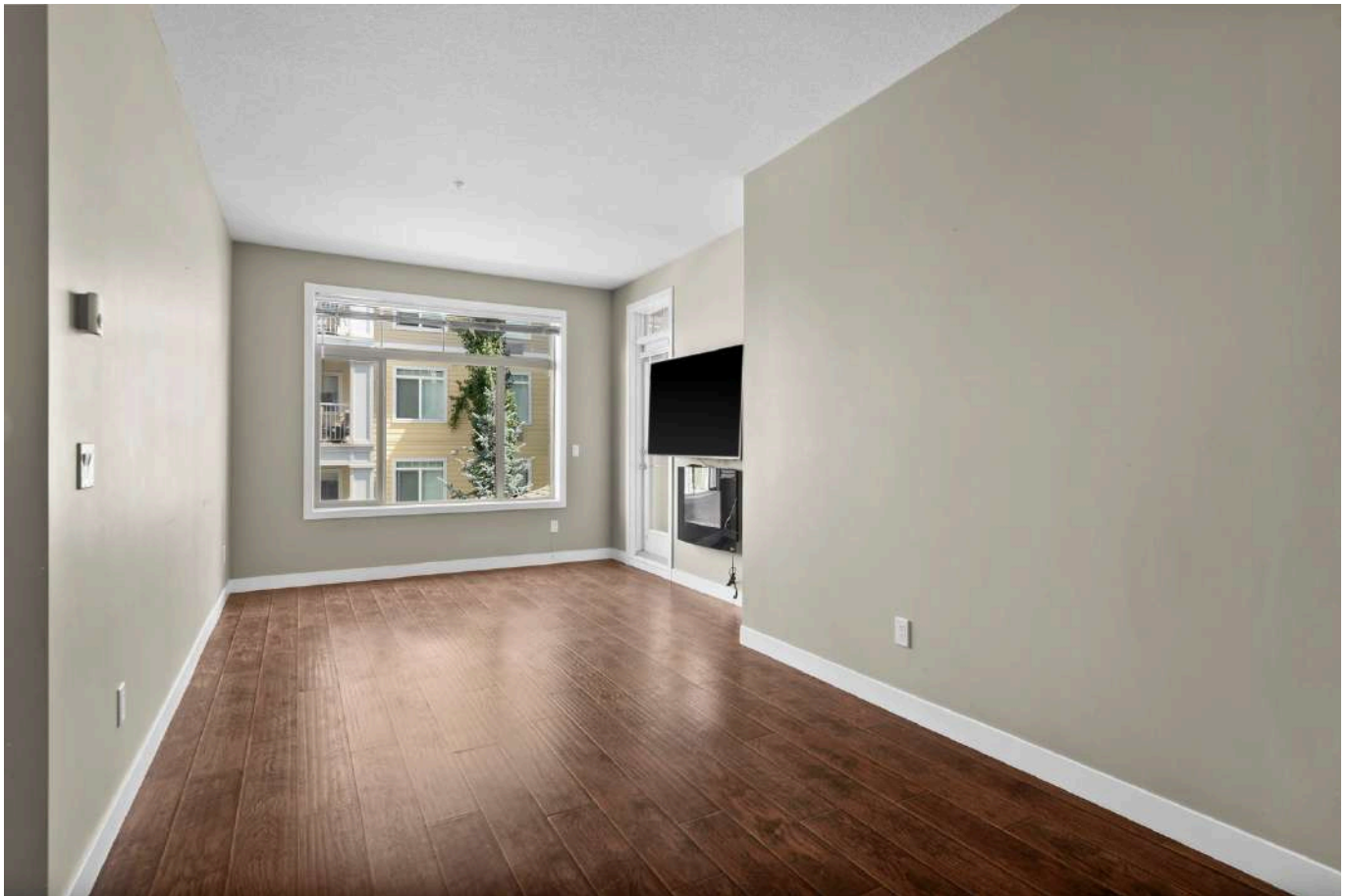
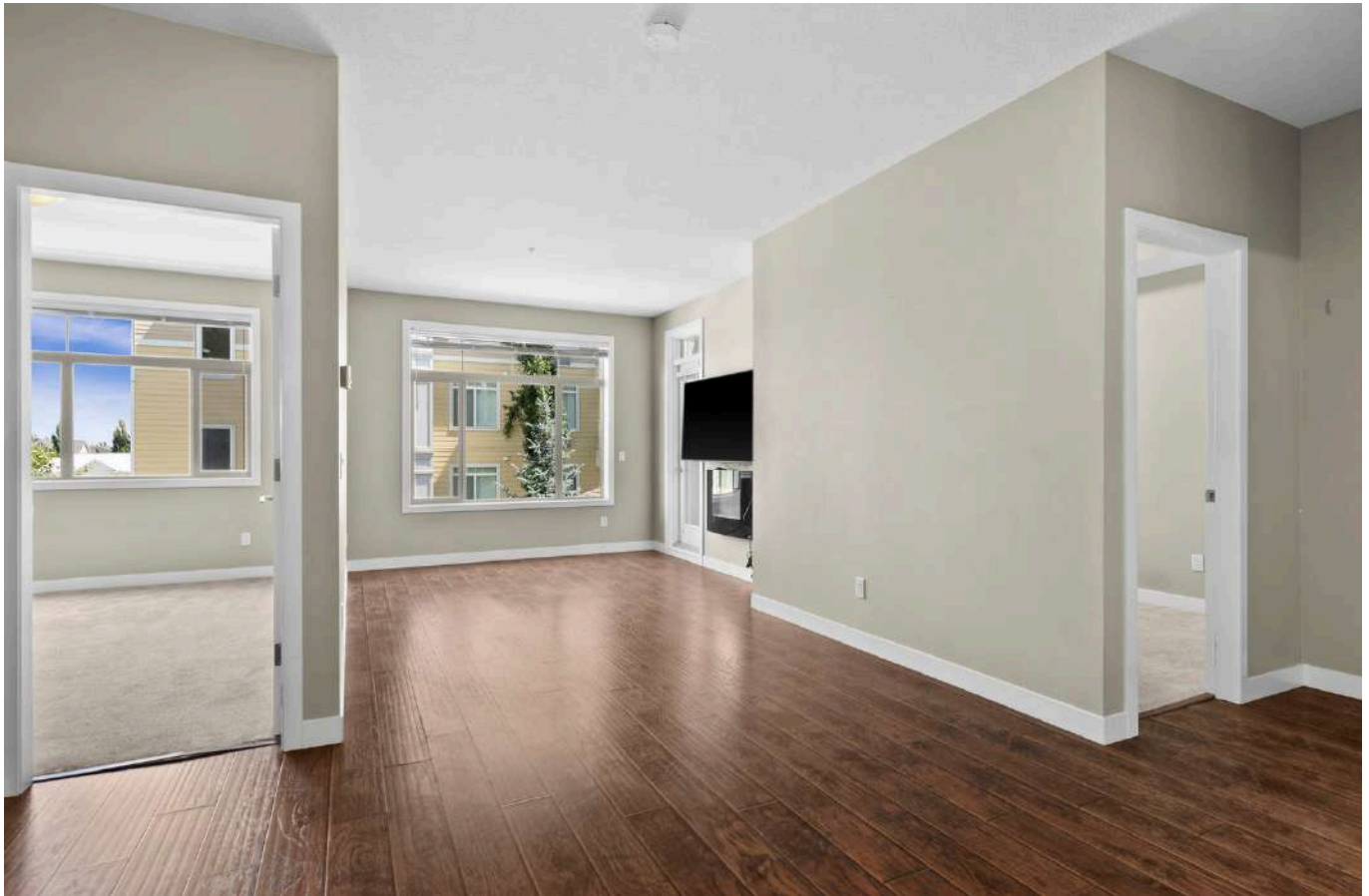














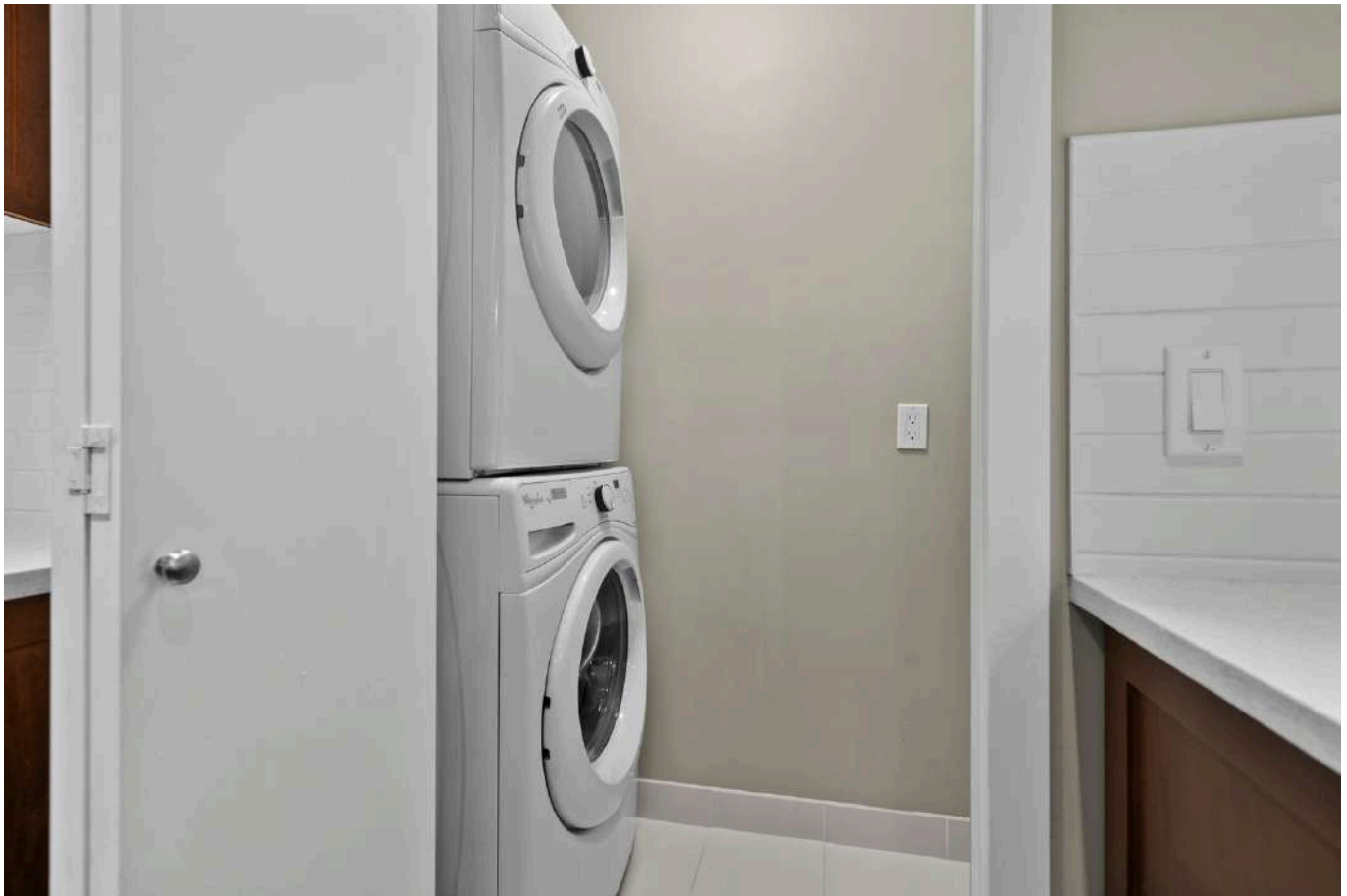












WELCOME TO

# AUBURN BAY



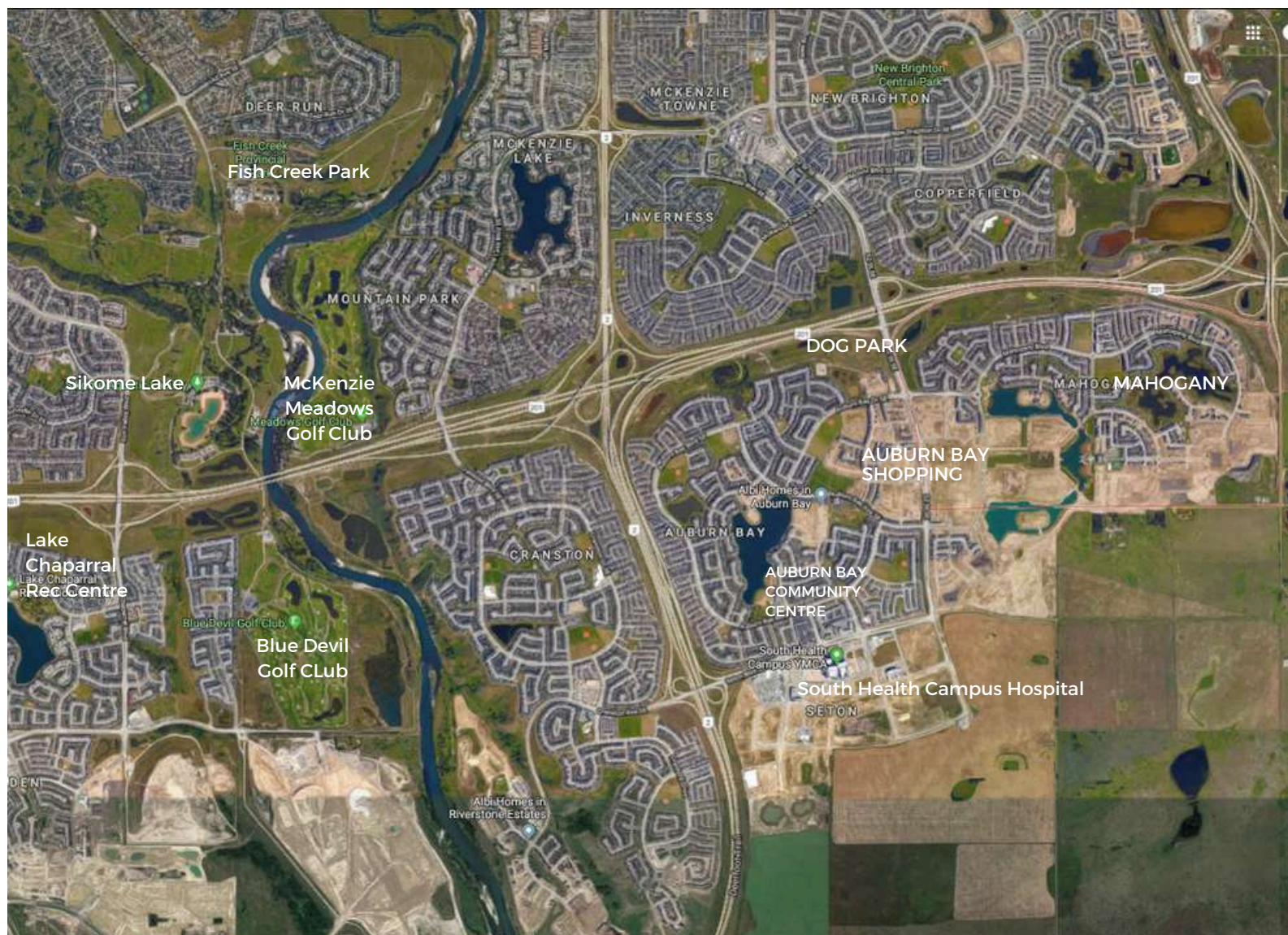
— THE  —  
**McKELVIE**  
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# THE COMMUNITY •

## 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

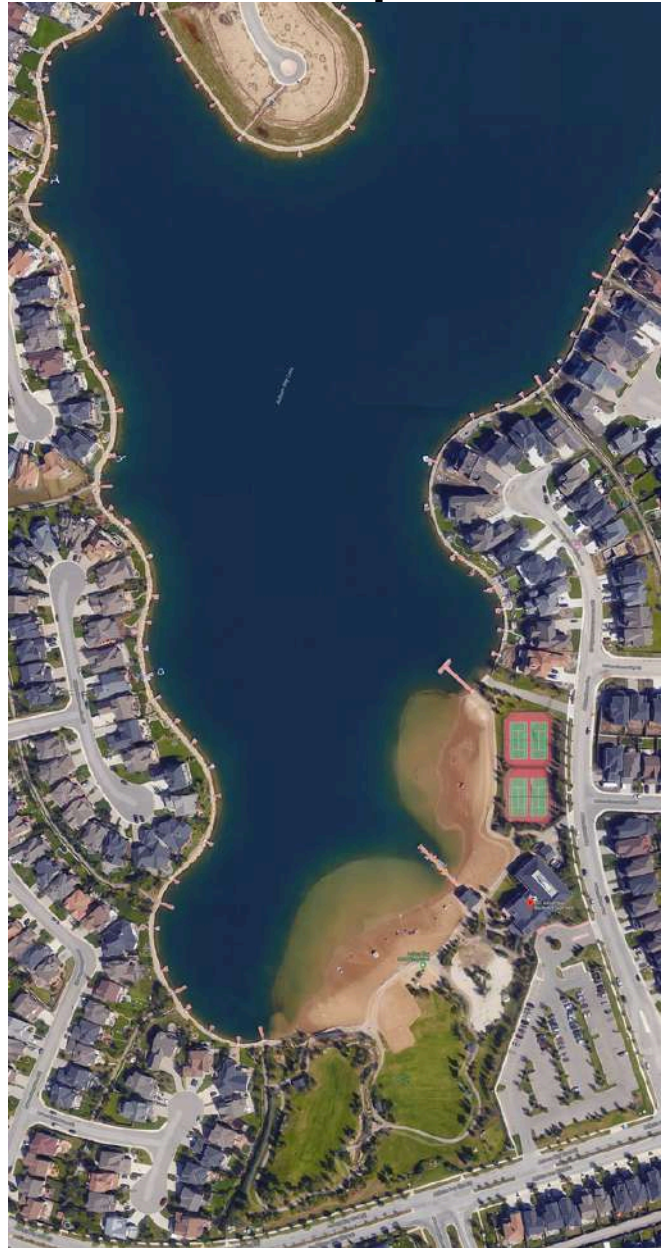
200 Auburn Bay Boulevard SE  
Calgary, Alberta T3M 0A4  
403-537-2601  
<https://auburnbayra.ca/>

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/](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 •

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## **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 •

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## **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](http://www.calgarywaldorf.org)

Renert School - [www.renertschool.ca](http://www.renertschool.ca)

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

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

