

# \$494,900 - 119 Auburn Meadows Walk Se, Calgary

MLS® #A2252397

**\$494,900**

2 Bedroom, 3.00 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this RARE OPPORTUNITY to own a beautifully upgraded 2-bedroom, 2.5-bathroom, double garage END UNIT townhome in the heart of Auburn Bay's Muskoka! Perfectly situated across from Auburn Bay Station Shopping Centre, walking distance to off-leash park, schools, playgrounds, tennis court, and just steps from Auburn Bay's 43-acre lake, private parks, and beaches. This home offers a perfect balance of convenience and leisure. Step inside, you'll be greeted by a warm, cozy, bright, and welcoming atmosphere. The main floor boasts a spacious open-concept living area with expansive sunlit windows and beautiful hardwood floors throughout. The stylish kitchen showcases granite countertops, backsplash tile, modern appliances, a large island, and ample counter space. The kitchen leads to a private balcony and a flex room with a versatile space for a dining area or home office. Upstairs, you'll find two spacious master bedrooms, each with its own 4 piece en-suite bathroom and walk-in closet, providing ultimate privacy and convenience. Full laundry room /linen closet is also conveniently located on this level. The basement, with plenty of storage options, connects to the double attached garage for secure parking and additional storage space. Countless Upgrades throughout include: FRESH PAINT THROUGHOUT. NEW BLIND. Bathrooms with granite countertops and two added drawers in vanity; Hardwood, tile and



carpet flooring;Â Huge upgraded kitchen with beautiful granite counter tops, gorgeous kitchen backsplash tile, 12â€ extended island counter top, and stainless steel appliances; Balcony off the main level; Outlet to the basement; Barbeque gas line rough-in for easy barbeque entertainment. Living in the sought-after LAKE community of Auburn Bay means access to a vibrant, lake-centered lifestyle with walking trails, parks, playgrounds, year-round activities at the community lake; quick access to Stoney Trail and Deerfoot Trail; easy access to downtown: BRT bus (302), and near future LRT stations. This 1,254 sq.ft. end-unit is the perfect blend of comfort, modern style, and location - ideal for first-time buyers, downsizers, or investors seeking a move-in ready property in one of Calgaryâ€™s most desirable lake communities. Welcome to your new home! QUICK POSSESSION. Professional cleaned. (id:6289)

Built in 2015

**Essential Information**

Listing #	A2252397
Price	\$494,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	119 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary

Province	Alberta
Postal Code	T3M2E7

### Amenities

Amenities	Playground, Water Nearby
Features	Back lane, PVC window
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Century 21 Bravo Realty
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Listing information last updated on October 14th, 2025 at 12:01am PDT