

# \$394,800 - 403, 130 Auburn Meadows View Se, Calgary

MLS® #A2261465

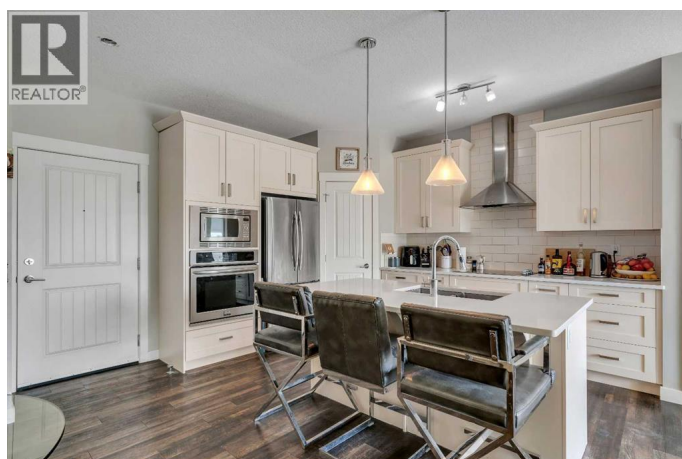
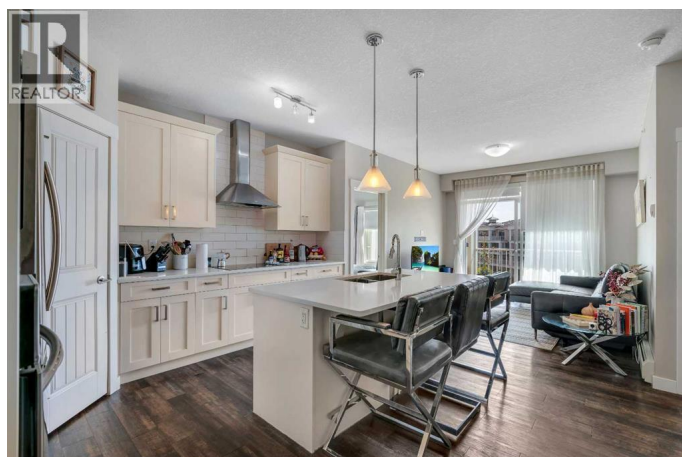
**\$394,800**

2 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top floor, maintenance-free living awaits in this highly sought after lake community offering year round activities and exceptional lifestyle opportunities. Modern finishes and grand 9'™ ceilings enhance the open floor plan with durable vinyl plank flooring uniting each space. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances, timeless subway tile, a centre island to casually gather and a pantry for extra storage. Entertain friends in the adjacent dining area or unwind in the inviting living room that flows seamlessly to the balcony through a patio slider. Enjoy indoor and outdoor living with a covered south facing balcony that includes a gas line for easy barbeque hosting while soaking up the sunshine. Air conditioning ensures comfort throughout the seasons. Retreat to the primary bedroom complete with a private ensuite boasting dual sinks and an oversized shower. A second bedroom is thoughtfully placed on the other side of the unit along with a 4pc bathroom providing ultimate privacy. In-suite laundry adds everyday convenience. Titled underground parking and an assigned storage locker further elevate the value of this well managed building. Location is unmatched with Auburn Station commercial amenities, transit, Prince of Peace School and Auburn Bay Dog Park all within walking distance. Seton's™ shops, restaurants, YMCA and the South Health Campus are a quick drive away. Best of all, residents enjoy



access to Auburn Lake with swimming,  
boating, fishing, skating and community events  
creating a vibrant year round lifestyle. This top  
floor home combines modern comfort,  
functional design and the unmatched lifestyle  
of Auburn Bay! (id:6289)

Built in 2016

### Essential Information

Listing #	A2261465
Price	\$394,800
Bedrooms	2
Bathrooms	2.00
Square Footage	787
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	403, 130 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M2P3

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	Wall unit
# of Stories	4

## Exterior

Exterior	Composite Siding, Stone
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Real Broker



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