

\$340,000 - 315, 100 Auburn Meadows Common Se, Calgary

MLS® #A2263157

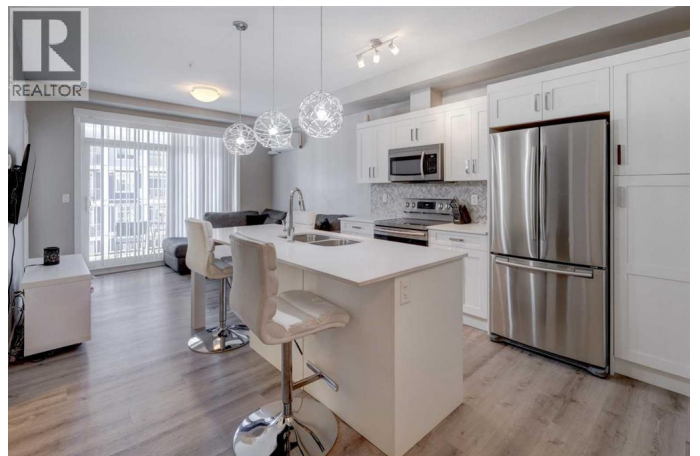
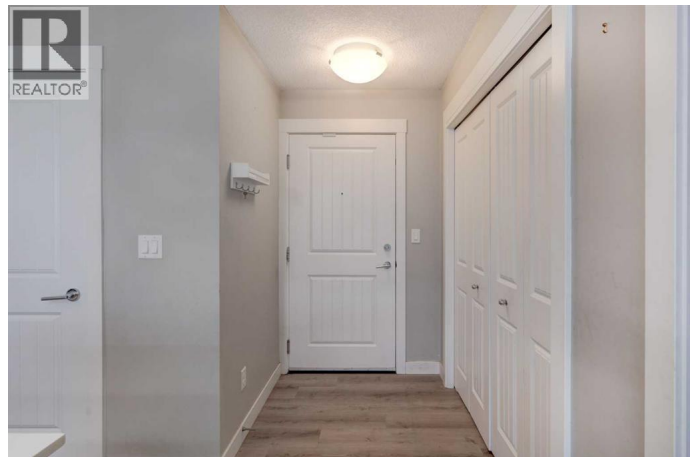
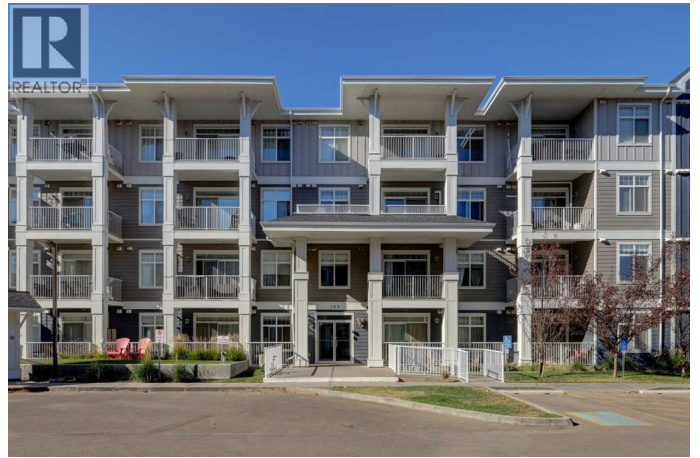
\$340,000

2 Bedroom, 2.00 Bathroom, 657 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Lake Living in Auburn Bay! Experience the best of lakeside living in one of Calgary's most vibrant and family-friendly communities! This stylish 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and value – ideal for first-time buyers or anyone looking for a low-maintenance lifestyle. Priced at \$340,000, this home combines modern design with unbeatable location and amenities. Located on the third floor, this thoughtfully designed unit offers 656 sq. ft. of bright, open-concept living space. Enjoy one of the largest titled underground heated parking stalls in the building (complete with storage locker) and in-suite laundry featuring a brand-new premium LG washer and dryer. The primary bedroom includes built-in closets and a private 4-piece ensuite with quartz countertops, while the second bedroom – perfect as an office or guest room – sits beside another full bathroom. Step out to your private balcony with a gas line for your BBQ, ideal for relaxing evenings or hosting friends. This well-managed complex keeps condo fees low at just \$302/month, covering heat, water, garbage and snow removal, reserve fund contributions, and more. As an Auburn Bay resident, you'll enjoy exclusive access to the private lake, beach, clubhouse, and year-round community events. Plus, you're just steps away from everything you



need “ shops, cafes, grocery stores, gyms, schools, parks, and the South Health Campus, with Seton’s YMCA and Mahogany Plaza right across the street. If you’ve been dreaming of lake living with city convenience, this home is the perfect match. (id:6289)

Built in 2018

Essential Information

Listing #	A2263157
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Square Footage	657
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	315, 100 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M2X7

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Baseboard heaters
Cooling	Central air conditioning
# of Stories	4

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame

Listing Details

Listing Office CIR Realty



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