

**309, 300 Auburn Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2219210**



**\$285,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	512 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to the Regatta At Auburn Bay! This amazing 3rd floor unit is perfectly located with nice welcoming views of the neighbourhood street and has an abundance of natural light thanks to the big size of windows and private balcony. More features include: bright open plan, 9ft ceilings, large bedroom with walk-through closet connecting to full bathroom with tile flooring, stainless steel appliances with electric stove, quartz counter-top, carpet and luxury vinyl plank flooring. Walking distance to community lake, shopping mall. Close to 52nd ST, Deerfoot trail and Stoney Trail. 5 minutes drive to YMCA, Library, and Hospital.