

320, 130 Auburn Meadows View SE Calgary, Alberta

MLS # A2229060



\$270,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	531 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions:	N/A
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This modern and efficient 2-bedroom, 1-bathroom condo is located in the desirable lake community of Auburn Bay. This unit features a bright, open-concept layout with durable vinyl plank flooring. The spacious living area opens to a covered patio, which is perfect for outdoor relaxation and provides easy access for pets. The kitchen is equipped with full-height cabinetry, stainless steel appliances, and an eating bar for casual dining. Recent updates include a brand new washer and dryer, new carpeting, and a fresh coat of paint, making this home truly move-in ready. The bedrooms are well-separated for privacy, and the primary bedroom offers dual closets. Additional features include in-suite laundry, a tiled, heated underground parking stall, and assigned storage. Condo fees are \$289.41 per month and cover heat, water, reserve fund contributions, and more. The Auburn Bay Homeowners Association fee is \$478.65 annually and provides lake access, parks, and community amenities. This pet-friendly building is conveniently located just steps away from shopping, restaurants, transit, and a dog park. Immediate possession is available.