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GRASSROOTS
REALTY GROUP

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305, 400 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2232128

$284,900

Division:	Auburn Bay
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	531 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	2	**Baths:**	1

Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 257
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-2 d210
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows

Inclusions: None

Welcome to your new home in the heart of Auburn Bay! This bright and beautifully maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, convenience, and lifestyle. Situated in the sought-after Auburn Rise complex, you’re just steps from the incredible amenities of both Auburn Bay and Mahogany, making this a prime opportunity for first-time buyers or investors looking for a turnkey property. Freshly painted and move-in ready, the home features a stylish kitchen with white shaker cabinets, quartz countertops, stainless steel appliances, and a spacious island with seating and extra storage. The kitchen flows seamlessly into the open-concept dining and living areas, creating an inviting space to relax or entertain. Enjoy the natural light of the west-facing unit, with large windows and a balcony that overlooks a peaceful courtyard, perfect for sunny evenings or weekend barbecues, complete with a gas line. The generous primary bedroom boasts a large closet and courtyard views, while the second bedroom offers flexibility as a guest room, office, media room, or additional storage. The unit also includes a well-appointed 4-piece bathroom, in-suite laundry, and extra interior storage for added convenience. The property includes a titled parking stall, a separate storage locker, and is located in a pet-friendly building! Residents of Auburn Rise enjoy access to Auburn Bay Lake, one of Calgary’s top private lakes, complete with a splash park, picnic areas, tennis and volleyball courts, and more. Just a short walk to the South Health Campus, the largest YMCA in North America, and the Seton Retail District, this home offers the ultimate in location, lifestyle, and value. Don’t miss your chance to own this beautiful home and start building equity today!