

**315, 300 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2311572



\$290,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this 2 bedroom, 2 bathroom condo in Auburn Bay, SE Calgary. With over 650 sq.ft of living space, it features a functional kitchen with quartz countertops, stainless steel appliances, and clean white cabinets that extend to the ceiling. An island anchors the kitchen and opens to the main living area, where floor to ceiling windows bring in natural light. The covered balcony is an extension of your living space with gas line for a BBQ. The primary bedroom includes a 3pc ensuite and a ceiling fan. The second bedroom is connected to the 4pc main bathroom with a sliding door. In-suite laundry adds everyday convenience. A titled underground parking stall and an assigned storage locker are included for added convenience. The complex offers guest parking along with a courtyard area and is close to shopping, schools, restaurants, community dog park, South Health Campus, the YMCA. Auburn Bay Lake is just a short walk or drive away, with access to boating, fishing, tennis, and other summer activities, plus skating in winter. Auburn Bay is a family friendly community with easy access to Stoney Trail and Macleod Trail. Book your showing today.