

## 105, 130 Auburn Meadows View SE Calgary, Alberta

**MLS # A2311620**



# \$200,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 504 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                     |                   |        |
|--------------------|-----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                   | <b>Condo Fee:</b> | \$ 274 |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                 | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Granite Counters, Open Floorplan |                   |        |

**Inclusions:** N/A

Tucked into the sought-after lake community of Auburn Bay, this ground-floor retreat offers something increasingly rare in Calgary: a genuine sense of calm, paired with a lifestyle most people spend years working toward. At 503 square feet, the layout is intimate but purposeful. Natural light moves through the open-concept living space with ease, landing on warm laminate floors and granite countertops that feel considered, not incidental. The kitchen is quiet and well-appointed — maple cabinetry, stainless steel appliances, a dishwasher — the kind of space that makes everyday living feel a little more settled. From the living area, a sliding door leads out to a private patio, a small but meaningful threshold between the inside world and the one beyond it. The bedroom is a proper refuge, with a generous closet and enough stillness to actually rest. The four-piece bathroom and in-suite washer and dryer remove the last remaining frictions of daily life. Central air conditioning, a feature that surprises at this price point, keeps the unit comfortable through Calgary's warmest months. But it is Auburn Bay itself that elevates this property from practical to genuinely desirable. As a resident, you receive full access to the lake, the beach, and the year-round programming that makes this one of Calgary's most sought-after communities to actually live in — not just own within. Pathways, parks, and playgrounds frame the neighbourhood. South Health Campus, Seton, and Auburn Station sit minutes away. This is a home that asks very little of you, and gives a great deal back. Whether you are planting roots for the first time, searching for a turnkey investment in a community with lasting demand, or simply ready to trade complexity for ease, this one is worth your attention.