

**207, 130 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2320604**



**\$360,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** Portable A/C; Ceiling fans; White cabinet in laundry room; Three kitchen stools; BBQ on the balcony.

\*\*\*OPEN HOUSE Saturday, June 27 (1 -3 PM)\*\*\*Imagine spending your weekends at the lake, enjoying nearby walking paths, meeting friends for dinner just minutes from home, or simply relaxing on your balcony instead of worrying about home maintenance. This beautifully presented and MOVE-IN-READY 2 bedroom, 2 bathroom apartment combines stylish finishes, a functional floorplan, and an unbeatable location, complete with 9' ceilings, one TITLED underground parking stall, a STORAGE locker, and year-round LAKE ACCESS. The stylish kitchen is designed for both everyday living and entertaining, featuring GRANITE countertops, stainless steel appliances, a cooktop, BUILT-IN oven and microwave, a modern backsplash, pantry, and a large central island with seating. Enjoy CARPET-FREE living with luxury vinyl plank flooring throughout the main living areas and bedrooms, complemented by ceramic tile flooring in both bathrooms. UPGRADED light fixtures and ceiling fans add comfort and style throughout the home. The spacious living and dining area opens onto an expansive balcony complete with a gas line for your BBQ, offering plenty of room for outdoor dining, entertaining, or simply relaxing. The thoughtfully designed floorplan places the two bedrooms on opposite sides of the unit, providing exceptional privacy for homeowners, guests, roommates, or a home office setup. The primary bedroom serves as a comfortable retreat, featuring a walk-through closet with built-in organizers and a private ensuite complete with dual sinks and a large stand-up shower with glass door. IN-SUITE LAUNDRY with a NEWER stacked washer and dryer (2022) adds everyday convenience. Ideally located within walking distance to Auburn Station shopping, restaurants, transit, parks, schools, and everyday amenities. Just minutes from Seton Urban

District, South Health Campus, the YMCA, and major commuter routes including Deerfoot and Stoney Trail. Best of all, enjoy year-round lake access with swimming, paddleboarding, fishing, skating, and community events that make Auburn Bay one of Calgary's most sought-after communities. Offering an outstanding combination of comfort, convenience, and lifestyle, this home is a wonderful opportunity to enjoy the very best of lake community living. Ready to experience the Auburn Bay lifestyle? Contact your favourite REALTOR® to schedule a private showing today.