

**111, 300 Auburn Meadows Common SE**  
**Calgary, Alberta**

**MLS # A2321716**



**\$305,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	656 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 302
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Stone Counters		

**Inclusions:** N/A

**EXCEPTIONAL CORNER UNIT IN AUBURN BAY.** Welcome to Unit 111 at The Auburn Rise an immaculate 2-bedroom, 2-bathroom ground-floor corner residence. Meticulously maintained and in pristine condition, this condo shows like it has never been lived in. The bright, open-concept layout features soaring 9-foot ceilings and expansive windows that flood the space with natural light. At its heart is a gourmet kitchen boasting white cabinetry, stainless steel appliance package, and a massive white quartz island. The primary suite offers a walk-through closet and a vanity ensuite, while the second bathroom features a highly functional dual-entry door system. Diverging from standard balconies, the massive, enclosed private patio features a gas line and faces lush, expansive greenery. Additional features include luxury vinyl plank flooring, titled weather protected underground parking, and assigned secure storage. Unmatched in location, this home is moments from the South Health Campus, premium shopping, dining, and major transit, while offering full, exclusive access to Auburn Bay lake amenities. Experience refined, maintenance free lakeside convenience. Contact today for your private viewing.