

306, 150 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2342320



\$275,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Ever dreamed of living in a lake community? Your search ends here! Welcome to this beautifully maintained 1-bedroom + den condo in Auburn Bay, offering over 600 sq. ft. of thoughtfully designed living space, a west-facing covered balcony, and gorgeous mountain views that can be enjoyed from the balcony, living room, and bedroom. The bright, open-concept layout features 9' ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, contemporary cabinetry, tiled backsplash, pendant lighting, and a large kitchen island with eating bar. The spacious living and dining area is filled with natural light and opens onto a private balcony through sliding patio doors. The generously sized primary bedroom offers a large closet, oversized windows, and beautiful mountain views. The separate den is ideal for a home office, guest space, or additional storage and could also serve as a flexible second sleeping area. A well-appointed bathroom and in-suite laundry complete the functional interior. This unit also includes a titled underground parking stall, assigned storage locker, and access to bike storage within the building. Located in the highly desirable lake community of Auburn Bay, residents enjoy year-round access to Auburn Bay Lake, along with walking paths, parks, playgrounds, and an off-leash dog park. You're just steps from Auburn Station shopping, restaurants, shops, transit, YMCA, theatre, South Health Campus, and everyday amenities, with Co-op within walking distance. Quick access to Deerfoot Trail and Stoney Trail makes commuting around the city easy. With its mountain views, lake-community lifestyle, excellent location, underground parking, storage, and immaculate condition, this property is a fantastic opportunity for first-time buyers, investors, or anyone looking for a move-in-ready home. Call today to book a private

viewing.