

314, 110 Auburn Meadows View SE Calgary, Alberta

MLS # A2342489



\$399,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Top-floor living with unbeatable west-facing mountain views — this 2-bed, 2-bath home also includes TWO titled underground tandem parking stalls. On clear days, the Rockies feel close enough to touch, and evenings on the balcony are made for sunsets and a glass of wine. Inside, the unit is beautifully finished with quartz countertops, stainless-steel appliances, and an impressive galley-style kitchen offering plenty of prep space for cooking and entertaining. The open layout flows effortlessly, complemented by vinyl plank flooring, with cozy carpet in the bedrooms and tile in the bathrooms. The primary bedroom is a standout: windows on two sides, because this is a corner unit, a large walk-in closet, and a spacious 4-piece ensuite with double sinks. The second bedroom is generously sized — perfect for a roommate with their own full bath with a cheater door from bedroom into bathroom, a child’s bedroom, or a comfortable home office. Enjoy air conditioning, in-suite laundry, and an additional storage locker in the parkade. Located in a lake community, you’ll love the lifestyle and convenience: quick access to Deerfoot and Stoney Trail, close proximity to shopping, the Brookfield YMCA, and the South Health Campus. Whether commuting downtown or heading to the mountains, this location works beautifully for every lifestyle. This top-floor unit is move-in ready and waiting for you to make it yours.