

**415, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2353141

\$289,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Window Blinds, Gas BBQ

MODERN TOP FLOOR CONDO LIVING | LAKE ACCESS | AFFORDABLE | Perfect living in Auburn Bay: Updated 2 bedroom, 2 bath features 9 FOOT CEILINGS , luxury vinyl flooring, QUARTZ countertops, and a gorgeous modern kitchen with a HUGE CENTRAL ISLAND that opens to the living area; an easy setup for weeknight dinners, weekend brunch, or having friends over. Step out to your private balcony for a little fresh air and time outdoors with Gas BBQ for easy grilling. Your primary bedroom is filled with natural light and offers a comfortable retreat to unwind at the end of the day. The second bedroom gives you useful extra space for overnight guests, a home office, or whatever suits your needs. With two full bathrooms, this perfect layout is convenient for everyday living and hosting. IN-SUITE LAUNDRY with PANTRY storage, TITLED UNDERGROUND PARKING, and a separate underground storage locker bring everyday convenience. Auburn Bay makes it easy to enjoy the outdoors in every season. Residents have YEAR-ROUND ACCESS TO THE COMMUNITY LAKE, clubhouse, sandy beach, parks, playgrounds, tennis courts, and walking and biking paths. When it's time to run errands or head out, shopping, restaurants, schools, the Seton YMCA, and South Health Campus are all minutes away. Modern Updates, Low condo fees, incredible location, convenience, privacy -- this condo has it all. Call today before its gone!