

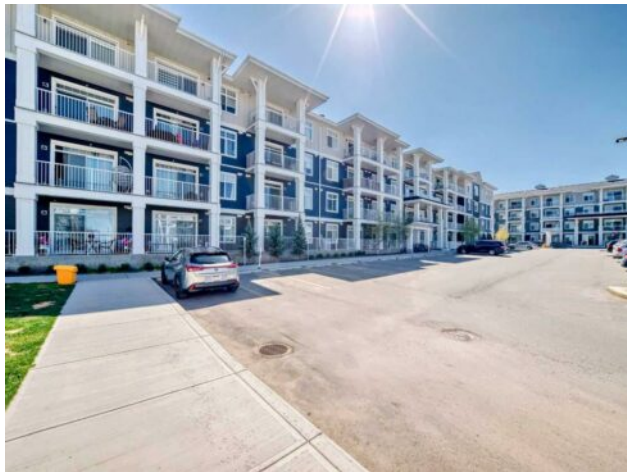


GRASSROOTS
REALTY GROUP

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225, 400 auburn meadows Common
Calgary, Alberta

MLS # A2216245



\$323,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: None

Welcome to this beautifully designed 2-bedroom, 1-bathroom second-floor garden facing unit in the heart of Auburn Bay! This modern home features vinyl flooring throughout and a bright, open-concept layout. The kitchen is equipped with stainless steel appliances, quartz countertops, a spacious island. A stacked washer and dryer are conveniently located off the kitchen. Enjoy a well-appointed 4-piece bathroom with quartz finishes and generous cabinet space. The primary bedroom includes a large window and closet, while the second bedroom offers versatility as a guest room, child's room, or home office. Step outside to your private balcony—perfect for relaxing in the sun. Community Perks: Lake access, playgrounds, splash park, tennis courts, and the Auburn Bay Community Center. Located near 6 schools (public & Catholic), South Health Campus Hospital, restaurants, shops, and easy access to Deerfoot Trail. Don't miss your chance to own in one of Calgary's most sought-after communities!