



GRASSROOTS
REALTY GROUP

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**308, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2226298



\$342,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 2 TV Mounts, Electric Fireplace and Mantle Shelves, 1 Garage Remote, 2 Keys, 2 Fobs

Welcome to your serene escape in the city — a Tulum-inspired 2-bedroom, 2-bath 3rd floor condo that perfectly blends boho-chic style with modern comfort, nestled in the heart of one of Calgary's most desirable lake communities: Auburn Bay. Ideally located between Auburn Bay and Mahogany, you're just steps from trendy shops, restaurants, an off-leash dog park, and everyday amenities — making this a lifestyle decision as much as a home. Inside, this condo radiates warmth and natural light, thanks to large glass sliding doors, oversized windows, and a bright, airy palette that feels both fresh and grounding. Thoughtfully designed with upgrades throughout, you'll love the wide luxury vinyl plank flooring, black modern hardware, ceiling-height cabinetry, and designer herringbone tile backsplash that adds texture and flair. The kitchen is a showstopper with a silgranite undermount sink, built-in microwave, stylish pendant lighting, stainless steel appliances, and a sleek designer hood fan — perfect for home chefs and entertainers alike. The living area is anchored by a cozy electric fireplace with a built-in mantle, creating a relaxing vibe for both quiet nights in and lively get-togethers. Soaring 9-ft ceilings and air conditioning ensure year-round comfort. Retreat to the primary bedroom, a sun-soaked sanctuary with a feature wall, oversized window, and a private 3-piece ensuite boasting a double oversized walk-in shower with floor-to-ceiling tile, undermount sink, and quartz countertops. Enjoy morning coffee or evening wine on your spacious balcony overlooking green space, offering a peaceful view and privacy. Included is a titled underground parking stall and private storage cage located directly behind. With in-suite laundry, designer details, and a walkable location close to everything — including lake access — this

home is the perfect blend of laid-back luxury and urban convenience. Welcome to your own slice of Tulum in the heart of Calgary.