



GRASSROOTS
REALTY GROUP

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111, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2227246



\$375,000

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 856 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 477 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Welcome to this unique and spacious corner unit located in a highly sought after lake access community! Offering an exceptional floor plan with only one neighbouring unit, this home is perfect for those seeking extra space with minimal maintenance. Ideally suited for professionals or empty nesters, this unit is just minutes from the South Health Campus Hospital, as well as shopping, dining, and major transit routes, offering unmatched convenience. Step inside through the welcoming foyer into a beautifully designed kitchen featuring a massive island, abundant cabinetry, and modern stainless steel appliances. The open layout allows for seamless movement and is thoughtfully designed to accommodate those with mobility considerations, including wheelchair access. Natural light floods the unit through large windows, creating a bright and inviting atmosphere. Stay comfortable year round with air conditioning and enjoy stylish laminate flooring throughout, cozy carpet in the bedroom, and durable tile in the bathrooms. The generously sized bedroom features two closets, including a convenient walk-through closet leading to the spacious ensuite bathroom. The unit is privately situated, not facing busy roads or parking lots, offering a peaceful setting with plenty of street parking for guests. Enjoy a wraparound balcony perfect for relaxing or entertaining, along with titled underground parking and a separate storage locker. This pet-friendly complex (with board approval) welcomes your furry companions. As part of a lake access community, you'll love the year round opportunities for swimming, skating, and other seasonal activities. This rare floor plan is an ideal find for anyone looking to enjoy the benefits of a well designed, low maintenance lifestyle in a vibrant, amenity rich location.

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