

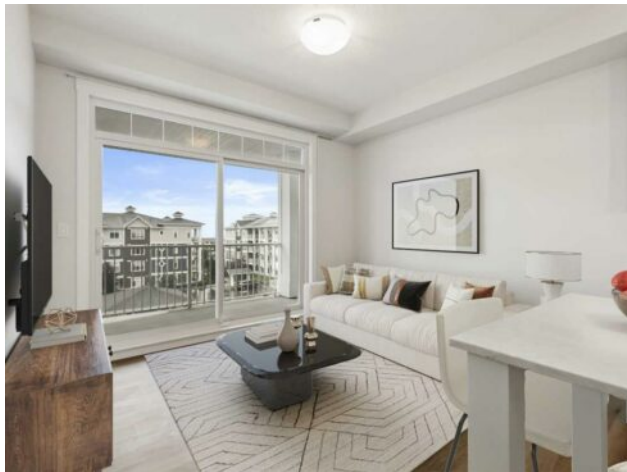


**GRASSROOTS**  
REALTY GROUP

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**419, 200 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2246796**



**\$290,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 579 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                                                 |                   |          |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, High Efficiency, Exhaust Fan, Natural Gas                                                                                                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl                                                                                                                                                                           | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | \$ 355   |
| <b>Basement:</b>   | -                                                                                                                                                                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding                                                                                                                                                                | <b>Zoning:</b>    | M-2 d210 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting |                   |          |
| <b>Inclusions:</b> | None                                                                                                                                                                            |                   |          |

Welcome to Auburn Station &ndash; where you'll love this bright and thoughtfully designed top-floor condo in SE Calgary's most popular lake community, Auburn Bay. This 2-bedroom, 1-bathroom apartment offers 579 sq.ft. of comfortable living space with 9' ceilings and durable vinyl plank flooring. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for everyday living and entertaining. The kitchen is outfitted with quartz countertops, stainless steel appliances, and full-height cabinetry for both style and function. Step out onto the east-facing 13' x 6' balcony to enjoy your morning coffee or a quiet evening outdoors. Both bedrooms are well-proportioned, and the spacious 4-piece bathroom features quartz counters and modern fixtures. The home includes in-suite laundry, a titled surface parking stall, and an assigned storage locker for convenience. With lake access via the HOA, you'll enjoy four-season recreation right in the community. This pet-friendly building (with board approval) also features elevator access and visitor parking. Located just steps from Auburn Station shopping, transit, Seton YMCA, restaurants, South Health Campus, and the upcoming Green Line LRT, this move-in-ready condo offers an excellent blend of value, lifestyle, and location.