



**GRASSROOTS**  
REALTY GROUP

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**419, 400 Auburn Meadows Common SE**  
**Calgary, Alberta**

**MLS # A2256431**



**\$289,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** TV Mount, Wall Shelf Below TV Mount, Light Fixtures.

Welcome to this beautiful top-floor condo in the vibrant lake community of Auburn Bay. This two-bedroom, one-bath residence combines modern design with everyday convenience, offering 9-foot ceilings, luxury laminate flooring, and an open-concept layout filled with natural light. From the moment you step inside, the thoughtful upgrades and attention to detail make this home stand out. The kitchen is both stylish and functional, featuring quartz countertops, timeless white shaker-style cabinetry extended to the ceiling, stainless steel appliances, and a spacious island with bar seating, perfect for casual dining or entertaining. A generous pantry adds to the functionality, while the bright living area flows seamlessly to an east-facing balcony, ideal for morning coffee or evening relaxation. The spacious primary bedroom is a true retreat, enhanced with a ceiling fan for year-round comfort. The second bedroom offers flexibility as a guest room, home office, or creative space, while the upgraded 4-piece bathroom carries the same modern quartz finishings. In-suite laundry and additional storage add everyday ease and efficiency. This home also comes complete with titled underground parking and an additional storage unit. The pet-friendly building is professionally managed, offering peace of mind and a welcoming community feel. Best of all, enjoy year-round access to Auburn Bay Lake along with countless nearby amenities, including shopping, dining, transit, the YMCA, and the South Health Campus. A perfect blend of comfort, convenience, and lifestyle awaits.