

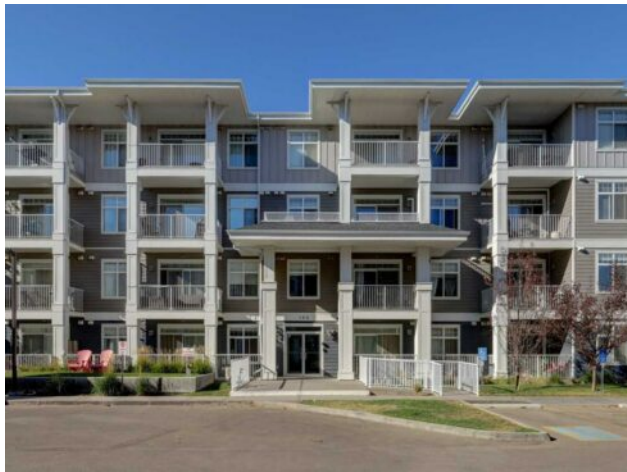


GRASSROOTS
REALTY GROUP

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**315, 100 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2263157



\$340,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: n/a

Welcome to Lake Living in Auburn Bay! Experience the best of lakeside living in one of Calgary's most vibrant and family-friendly communities! This stylish 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and value — ideal for first-time buyers or anyone looking for a low-maintenance lifestyle. Priced at \$340,000, this home combines modern design with unbeatable location and amenities. Located on the third floor, this thoughtfully designed unit offers 656 sq. ft. of bright, open-concept living space. Enjoy one of the largest titled underground heated parking stalls in the building (complete with storage locker) and in-suite laundry featuring a brand-new premium LG washer and dryer. The primary bedroom includes built-in closets and a private 4-piece ensuite with quartz countertops, while the second bedroom — perfect as an office or guest room — sits beside another full bathroom. Step out to your private balcony with a gas line for your BBQ, ideal for relaxing evenings or hosting friends. This well-managed complex keeps condo fees low at just \$302/month, covering heat, water, garbage and snow removal, reserve fund contributions, and more. As an Auburn Bay resident, you'll enjoy exclusive access to the private lake, beach, clubhouse, and year-round community events. Plus, you're just steps away from everything you need — shops, cafes, grocery stores, gyms, schools, parks, and the South Health Campus, with Seton's YMCA and Mahogany Plaza right across the street. If you've been dreaming of lake living with city convenience, this home is the perfect match.