



GRASSROOTS
REALTY GROUP

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417, 110 Auburn Meadows View SE
Calgary, Alberta

MLS # A2268060



\$299,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to this TOP-FLOOR, BRIGHT, and WELL MAINTAINED CONDO in the LAKE COMMUNITY OF AUBURN BAY. This 2-bedroom unit features an OPEN CONCEPT FLOOR PLAN, HIGH CEILINGS, WHITE CABINETRY, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES, creating a modern and inviting living space. Included are a TITLED UNDERGROUND PARKING stall and an assigned STORAGE LOCKER, with an additional outdoor parking stall available (\$60 per month). Enjoy the convenience of LAKE PRIVILEGES and the perks of Auburn Bay, a PREMIER COMMUNITY with schools, parks, playgrounds, and shopping nearby. It's just a short distance to the South Health Campus and YMCA, offering endless lifestyle options. DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFUL CONDO YOUR NEXT HOME OR INVESTMENT PROPERTY!