



GRASSROOTS
REALTY GROUP

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308, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2271297



\$364,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

WELCOME HOME! The Regatta in Auburn Bay, where every day feels a little easier—and a little more fun. This third-floor, 2 bed, 2 bath condo offering over 817 square feet of space, in a bright, open layout that's perfect for anyone who wants low-maintenance living. The kitchen is modern and functional with stainless steel appliances, plenty of cabinet space, and a large island that works just as well for cooking as it does for casual meals or hosting friends. The living and dining areas are open and inviting, with large windows that bring in great natural light and lead out to your private balcony. The 2 bedrooms sit on opposite sides of the unit for extra privacy. The primary has a walk-through closet and its own ensuite, while the second bedroom is right next to the full main bath that is ideal for guests, roommates, or a home office setup. In-suite laundry and underground parking add to the convenience. Living in Auburn Bay means you get full lake access where you can swim in the summer, skate in the winter, or simply enjoy the pathways and parks year-round. You're also steps from the South Health Campus, Seton YMCA, restaurants, coffee shops, groceries, and everything else you need day-to-day. If you're looking for a clean, well-kept condo in a community that truly adds to your lifestyle, this is a great place to call home!