



**206, 300 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2271927**



**\$425,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<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>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Step into one of Calgary's most coveted communities and claim this stunning corner unit before it's gone! Recently built and perfectly positioned to soak up South & East sunlight, this condo is packed with features that scream lifestyle upgrade: 2 spacious bedrooms & 2 full bathrooms 9-foot ceilings and massive windows flooding the space with natural light In-suite laundry + wall-mounted A/C for ultimate comfort Tandem underground parking stall (#427) + private storage locker (#3206) The primary suite boasts a walk-through closet leading to a luxurious 4-piece ensuite with double vanity, while the second bedroom offers its own cheater ensuite for convenience. The sleek kitchen shines with quartz countertops, stainless steel appliances, and a large island—perfect for entertaining! And let's talk about the balcony: at 29' x 6', it's practically an outdoor living room where you can relax, host, or simply enjoy fresh air with friends. All of this is just steps away from shops, restaurants, schools, playgrounds, Auburn Bay lake access, South Health Campus, and more. Opportunities like this don't last—schedule your showing TODAY before someone else snatches it up! ??