



GRASSROOTS
REALTY GROUP

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**169 Auburn Meadows Walk SE
Calgary, Alberta**

MLS # A2276593



\$364,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	919 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Fantastic and well-maintained 2-bedroom, 1-bathroom townhouse with an attached single garage, offering a functional layout and move-in-ready condition. The kitchen features a central island with granite countertops, espresso cabinetry, stainless steel appliances, a pantry, and a dedicated dining area. The bright living room is filled with WEST-facing natural light from a wall of windows and provides access to a private deck with a gas BBQ hookup. Down the hall is a 4-piece bathroom with in-suite laundry, a spacious primary bedroom with a walk-in closet, and a second bedroom ideal for children, guests, or a home office. Located in the highly desirable Auburn Bay, a four-season lake community, this home offers lake access and excellent proximity to amenities including multiple shopping plazas, South Health Campus Hospital, the largest YMCA in Calgary, VIP Cineplex Theatre, and nearby dog parks. An excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance lifestyle in a prime SE location.