



GRASSROOTS
REALTY GROUP

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222, 130 Auburn Meadows View SE
Calgary, Alberta

MLS # A2278071



\$360,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: NA

Open House: Sat Jan 10th 12:00 - 2:00. Welcome home to this bright and spacious 2-bedroom + den suite featuring an open-concept floor plan, sunny south exposure, and true move-in-ready condition. Located in one of Calgary's best communities - Auburn Bay featuring LAKE ACCESS that offers a wide range of fantastic outdoor activities for both Summer & Winter and proximity to South Health Campus, shopping and restaurants. Thoughtfully designed with durable vinyl plank flooring, in-suite air conditioning, and abundant natural light throughout. The modern kitchen offers ample cabinetry, stainless steel appliances, quartz countertops, and a functional peninsula with breakfast bar, seamlessly overlooking the dining and living areas—perfect for both everyday living and entertaining. The living room opens directly onto an extra-large private balcony, extending your living space outdoors. The primary bedroom includes a walk-in closet and a 3-piece ensuite with stand-up shower. A generously sized second bedroom, located next to the main bath, is ideal for guests or a roommate. A versatile den—perfect for a home office—along with in-suite laundry completes this well-appointed home. Additional features include one titled underground parking stall with storage locker in a heated parkade. The Auburn Walk complex is ideally located just steps from Auburn Station, offering a wide selection of shops, restaurants, pubs, and everyday amenities. The nearby BRT Route 302 provides direct access to downtown, and the home is within walking distance of the future Green Line LRT. An exceptional opportunity—don't miss out!