



**402, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2284029



\$269,900

Division: Auburn Bay

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 529 sq.ft. **Age:** 2022 (4 yrs old)

Beds: 2 **Baths:** 1

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 265

LLD: -

Zoning: M-2 d210

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: Lighting Fixtures

Experience effortless living in this beautifully finished top-floor condominium located in the vibrant lake community of Auburn Bay, complete with separately titled underground parking and a dedicated storage area for added convenience and security. This 2-bedroom, 1-bathroom home features an open-concept layout that seamlessly connects the kitchen and living areas, creating a bright and welcoming space for everyday living and entertaining. The kitchen is appointed with quartz countertops throughout, stainless steel appliances, and a central island, while luxury vinyl plank flooring enhances the entrance, kitchen, and living room. The bathroom is finished with tile, and both bedrooms offer carpet for added comfort. Step onto the west-facing balcony, complete with a natural gas line for BBQ, ideal for enjoying evening sun and outdoor meals. Residents of Auburn Bay enjoy exclusive lake access, year-round recreation, scenic pathways, playgrounds, nearby schools, shopping, dining, and convenient access to major roadways and transit - making this an exceptional opportunity in one of Calgary's most sought-after southeast communities.