



GRASSROOTS
REALTY GROUP

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**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:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
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.