



**GRASSROOTS**  
REALTY GROUP

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**207, 110 Auburn Meadows View SE  
Calgary, Alberta**

**MLS # A2284060**



**\$333,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Front entrance mirror

Welcome to Auburn Bay one of Calgary's most loved lake communities where this beautifully maintained 2-bedroom, 1 bathroom condo truly stands out. This unit is conveniently located just steps from the elevator and offers 764 sq. ft. of well-designed living space, plus a massive corner balcony—an ideal blend of comfort, convenience, and standout outdoor space. Freshly painted and professionally cleaned, it's truly move-in ready. From the moment you step in, you'll notice the care and upgrades throughout, starting with a chef-inspired kitchen featuring upgraded stainless-steel appliances, quartz countertops, an under-mount sink, and stylish cabinetry—perfect for everyday living and easy entertaining. The bright, open-concept living space flows seamlessly to what can only be described as a Sunny, Massive 290 sq. ft. covered corner balcony an incredible amount of outdoor space for morning coffee, summer BBQs, and relaxing evenings, with space that truly feels like an extension of your living area, and ideal for year-round outdoor enjoyment. Patio furniture is included, and there's also a gas BBQ outlet for year-round grilling. Both bedrooms are generously sized. Retreat to a generous primary bedroom. Enjoy a walk-through closet with direct access to the main bath. The second bedroom is spacious with a double closet perfect for guests, a home office, or a roommate. You'll also appreciate convenient in-suite laundry, and 1 heated titled underground parking stall, oversized to accommodate a larger vehicle, with a dedicated storage locker—because convenience matters. Best of all, this building is pet-friendly (with board approval) and you're just steps to Auburn Station groceries shopping, transit, restaurants, and everyday conveniences. Plus, as part of the Auburn Bay community,

you'll enjoy exclusive year-round lake access—whether it's swimming in the summer, skating in the winter, paddleboarding, or simply relaxing at the beach. Quick access to Stoney and Deerfoot Trail completes the package—this is low-maintenance, lifestyle-focused living in one of Calgary's most desirable lake communities, and an outstanding value for first-time buyers, professionals, downsizers, and investors.