



**112, 100 Auburn Meadows Manor SE  
Calgary, Alberta**

**MLS # A2286762**



**\$265,000**

**Division:** Auburn Bay

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

**Style:** Apartment-Single Level Unit

**Size:** 505 sq.ft. **Age:** 2019 (7 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall, Titled

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt, Tar/Gravel

**Condo Fee:** \$ 273

**Basement:** -

**LLD:** -

**Exterior:** Cement Fiber Board

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All furniture is included/negotiable

Welcome to this beautifully maintained and thoughtfully designed 1-bedroom, 1-bathroom ground-floor unit in the highly sought-after lake community of Auburn Bay. Located in a pet-friendly building with low condo fees, this charming and modern home offers the perfect combination of comfort, style, and convenience. Step inside to discover a bright, open-concept layout featuring contemporary finishes throughout, stainless steel appliances, and a functional kitchen designed for both everyday living and entertaining. The space is warm, inviting, and filled with natural light, complemented by the added convenience of in-suite laundry. The spacious bedroom and well-appointed bathroom complete this efficient and stylish floor plan. Enjoy seamless indoor-outdoor living with your private ground-level balcony, complete with a gas line for BBQs—perfect for relaxing or entertaining guests. This unit also includes an outdoor parking stall and a separate storage unit located outside the suite, providing valuable additional space and convenience. Perfectly positioned in one of Calgary's most desirable lake communities, this home offers exclusive year-round lake access to Auburn Bay, where residents enjoy swimming, skating, walking paths, and vibrant community amenities. The location is unbeatable; just minutes from South Health Campus, Seton Urban District, shopping, restaurants, transit, parks, and major roadways. Ideal for first-time buyers, investors, or downsizers seeking low-maintenance living in an exceptional location, this move-in-ready home offers incredible value and lifestyle appeal.