



**102, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2294039



\$285,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	534 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Ground-level convenience meets modern design in this beautifully maintained 2 bedroom unit located in the sought-after lakeside community of Auburn Bay. A bright and open layout welcomes you inside where LVP flooring creates a clean, durable foundation for everyday living while large windows draw in natural light throughout the main living areas. Cooking and gathering come together in the thoughtfully designed kitchen featuring quartz countertops, stainless steel appliances, white cabinetry and a waterfall edge island that offers both prep space and casual seating. Connection to the living room keeps conversations flowing while maintaining a comfortable setting for relaxing or hosting. Step outside to a west-facing patio that extends your living space outdoors, providing a sunny and private area for barbecuing or unwinding at the end of the day. Two well-proportioned bedrooms offer flexibility for guests, a home office or shared living, while a stylish 3-piece bathroom is finished with clean lines and modern tile detail. In-suite laundry adds everyday convenience and air conditioning ensures comfort through warmer summer months. Secure underground parking and a separate storage locker support a low-maintenance lifestyle with added peace of mind. Positioned just steps from Auburn Station Shopping Complex, daily errands, dining and services are always within easy reach. Residents enjoy exclusive lake access with year-round recreation including swimming, skating and paddleboarding, along with scenic pathways, nearby parks and playgrounds. Quick access to Seton YMCA, South Health Campus, transit and major roadways makes commuting simple while keeping you connected to everything Calgary's southeast has to offer.