



**107, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2298780



\$335,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

Newly built bright 2-bedroom, 2-bathroom main floor condo in the heart of Auburn Bay. Open layout with a clean kitchen featuring stainless steel appliances and a central island that seamlessly flows into the living space. The main living area opens to a spacious patio with a gas BBQ hookup, adding real everyday use and flexibility. Both bedrooms are well laid out, including a primary with its own ensuite. You also get in-suite laundry, air conditioning, and a titled underground parking stall. The property is currently rented with a property manager and great tenants in place, offering immediate income from day one if you choose to keep it that way, while still being a great option for buyers looking for something simple and low maintenance. Close to shopping, restaurants, transit, schools, and major routes, plus access to Auburn Bay lake. A solid option whether you are getting into the market or adding to your portfolio. Come take a look.