



**213, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2303799



\$224,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 252
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Welcome to this charming one-bedroom, one-bathroom home in the sought-after lake community of Auburn Bay. Perfect for first-time buyers, downsizers, or investors. You'll love the open-concept design featuring a well-appointed kitchen with modern cabinetry. The kitchen flows seamlessly into the bright living area. Enjoy the convenience of in-suite laundry and step out onto your covered balcony with a gas line hookup for your BBQ. Ideally located close to grocery stores, shops, restaurants, and all the amenities of Seton and Mahogany, with easy access to Stoney Trail for quick commutes. (Note that ribbons in kitchen are fully removable)