



**317, 130 Auburn Meadows View SE  
Calgary, Alberta**

**MLS # A2148615**



**\$259,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this Cardel Lifestyle built property located in the popular Lake community of Auburn Bay. This 1 Bed 1 Bath unit boasts a contemporary open floor that maximizes space with natural light and Air Conditioning for comfortable summer living. Walk into the open floor plan and greeted by the bright and spacious living room. The kitchen features stainless steel appliances, quartz countertops, and white cabinets. A cozy dining area adjacent to the kitchen provides a perfect spot for intimate meals. The generous sized Bedroom with barn door offers large closets. A 4 piece full bath and in-suite laundry and additional storage space. Enjoy morning coffee or evening drinks on your private balcony. Balcony also comes with BBQ gas hookup to host your summer BBQ with friends and families. The condo benefits from access to amenities such as a fitness center, and assigned storage. Located in the vibrant community of Auburn Bay, residents enjoy exclusive access to the community lake. It is close to shops, restaurants, parks, and public transit, this apartment offers both comfort and convenience for modern urban living. Don't miss the opportunity to make this your new home in Auburn Bay. Schedule a viewing today and experience everything this vibrant community has to offer.