



**412, 400 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2175879**



**\$354,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

Welcome to this beautiful south facing -2-bedroom condo located on the top floor with only ONE common wall for added privacy and less noise. This unit offers a beautiful sunrise with an abundance of natural light. Pride of ownership is evident throughout, well taken care of with upgrades makes this one stand out. Enjoy access to the Lake, perfect for summer relaxation and recreational activities. This condo includes titled underground parking with additional storage, providing convenience and security. Situated close to essential amenities and South Health Campus. Ideal location for both comfort and accessibility!