



**103, 300 Auburn Meadows Manor SE  
Calgary, Alberta**

**MLS # A2181267**



**\$275,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Bidet attachment in toilet

Why rent when you can buy and experience lake life at Auburn Bay? Welcome to Suite 103 at 300 Auburn Meadows Manor SE, a beautifully appointed main-floor 1-bedroom condo in the highly sought-after community of Auburn Bay. This unit offers an open-concept layout perfect for comfortable living and entertaining. The modern kitchen features stainless steel appliances, sleek countertops, and plenty of cabinet space for all your cooking needs. The spacious living area flows effortlessly into the private, south-facing outdoor patio, which fronts onto peaceful greenspace and includes a gas line for convenient BBQ setups—ideal for enjoying sunny afternoons and summer gatherings. The primary bedroom is a cozy retreat, complete with a large walk-in closet that leads into the bathroom through a cheater ensuite door for added privacy and convenience. This well-designed bathroom enhances the overall functionality of the space. Additional features include in-suite laundry and a dedicated outdoor parking stall with a block heater plug-in, ensuring comfort and convenience throughout the colder months. Being on the main floor offers easy access and added convenience, making it perfect for step-free living. Investors will appreciate the low-maintenance lifestyle and the high rental demand in this growing community, making it a great opportunity for generating rental income or expanding a property portfolio. Living in Auburn Bay means you'll enjoy access to the community's exclusive Auburn Bay Lake, offering year-round recreational activities such as swimming, skating, and paddleboarding. This vibrant neighborhood is also close to Mahogany Village Market, South Health Campus, and a variety of shopping, dining, and fitness options. With easy access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Whether you're a first-time

buyer, downsizer, or investor, this condo offers a fantastic opportunity to be part of one of Calgary's most desirable lake communities. Don't miss the chance to call Auburn Bay home!