



**105, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2192925



\$329,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	578 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: n/a

Welcome home to this bright, wonderful, 2 bedroom, 1 bathroom condo in Auburn Bay that shows pride of ownership throughout. You won't need to change anything as the upgrades have already been done, which includes; vinyl plank throughout, kitchen cabinets to ceiling, undermount sinks, A/C, upgraded appliances, extra ceiling light in living room and pot lights instead of track lighting. The open concept layout gives you a large island in the kitchen, cozy living room with sliding doors that take you to a fantastic sized patio with bbq gas hook-ups. Quartz countertops, In-suite laundry with stackable washer and dry, storage/pantry, large windows with all the natural light you could ask for. Included is titled underground parking with additional storage. Great location for both comfort and accessibility. Enjoy access to the Lake, take the transit or do the short drive to Shopping, Schools, Parks, South Health Campus Hospital, Seton YMCA, Stoney Trail, Deerfoot Trail and so much more.