



**302, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2194196



\$335,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	579 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: none

Welcome to this stunning three-floor unit in the family-friendly community of Auburn Bay. This beautifully designed home features two bedrooms and one bathroom, offering a comfortable and modern living space. Step inside to find vinyl flooring throughout, creating a seamless and stylish look. Upon entering, you are greeted by a well-appointed four-piece bathroom with quartz countertops and ample cabinet space, providing plenty of storage for your essentials. The open-concept floor plan seamlessly connects the kitchen and living room, making the space feel bright and inviting. The kitchen is equipped with stainless steel appliances, a spacious island, quartz countertops, and a convenient pantry for additional storage. Adjacent to the kitchen, you’ll find a laundry room with a stacked washer and dryer for added convenience. The living room provides access to your private balcony, which includes a privacy window—perfect for enjoying the sun and fresh air. Back inside, the two bedrooms offer versatile living options. The first bedroom features a large window that fills the space with natural light, along with built-in closet organizers for efficient storage. The second room can be used as a children’s bedroom, guest room, or home office, depending on your needs. Auburn Bay is a vibrant community filled with fantastic amenities. Residents can enjoy the Auburn Bay Community Center, which includes lake access, playgrounds, a water park, and tennis courts. The neighborhood is home to six schools, offering both Catholic and public school options. Just minutes away from South Health Campus Hospital. Additionally, there are numerous nearby restaurants, shops, and quick access to Deerfoot Trail, making commuting a breeze. Don’t miss your chance to call this incredible home yours today!