



**305, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2196118



\$284,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	513 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Curtains

Welcome home to the sought-after neighborhood of Auburn Bay! This stunning 1-bedroom apartment seamlessly combines practicality and contemporary design. Great value, low condo fees and so much more are waiting for you in this one! Enjoy a long list of upgrades including high-end kitchen appliances, modern quartz countertops, a BBQ gas line, full-height shaker cabinets, luxury vinyl plank flooring throughout, and premium finishing materials. Its 9-foot ceilings, well-designed layout, and huge covered balcony give this unit great functionality. The unit comes with convenient above-ground titled parking (#51) and a secure underground storage locker (#305). Easy access to major arteries including 52nd Street, Stoney Trail, and Deerfoot Trail make commuting a breeze. A full range of grocery, retail, and service establishments lie within easy walking distance in Auburn Bay or just across the street in Mahogany. The Auburn Rise complex is pet-friendly, and there is an abundance of off-leash parks and green spaces for your four-legged friends to enjoy. Experience the ultimate lifestyle with access to the community beach and year-round activities. Call your agent and book your showing today!