



**306, 130 Auburn Meadows View SE
Calgary, Alberta**

MLS # A2201388



\$399,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 516
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Tv Wall Mounts

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay! Offering modern finishes, an open-concept layout, and stunning natural light, this home is perfect for first-time buyers, downsizers, or investors. Step into a spacious living area with contemporary flooring, neutral tones, and a private balcony with mountain views—ideal for morning coffee or evening relaxation. The stylish kitchen boasts stainless steel appliances, quartz countertops, and ample cabinet space. The primary bedroom features a walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a roommate setup. Additional features include in-suite laundry and titled underground parking. This pet-friendly building is just minutes from Auburn Bay Lake, shopping, dining, parks, and South Health Campus. Easy access to major roadways makes commuting a breeze. Don't miss this incredible opportunity—schedule your showing today!