



**105, 100 Auburn Meadows Manor SE
Calgary, Alberta**

MLS # A2205244



\$369,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: None

Not facing parking lot or busy road! Just steps away from all the amenities Auburn Bay has to offer, pubs, grocery stores, shops, services, and convenient transit options. Welcome to Unit 105 your next home awaits! This beautiful condo features central air conditioning, 2 bedrooms, and 2 full bathrooms with stylish tile flooring. Enjoy the convenience of in-suite storage and laundry. The full-width kitchen is a chef's dream, boasting quartz countertops, ample cabinet and counter space, soft-close drawers, a sleek tiled backsplash, and full stainless steel appliances. The main living area has durable laminate flooring, leading to a spacious, East-facing enclosed patio perfect for morning coffee that doesn't overlook the parking lot. Additional perks include pet-friendly living with board approval, a titled underground heated parking spot, and a separate storage locker. Plus, the sellers paid the HOA fees for the year, making this an even more irresistible opportunity! Don't miss your chance to own this exceptional property in an unbeatable location.