



GRASSROOTS
REALTY GROUP

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**310, 500 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2209230

\$314,500



Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 269
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this stunning THIRD-FLOOR, two-bedroom, one-bathroom condo located in the, family-friendly community of Auburn Bay. As you step inside, you are greeted by an open floor plan with elegant vinyl flooring that seamlessly connects the living room and kitchen, creating a bright and inviting space. The modern kitchen is designed for both functionality and style, featuring sleek stainless steel appliances, quartz countertops, a spacious kitchen island, and a convenient microwave hood fan. Adjacent to the kitchen, the living room leads to a private balcony, allowing natural light to fill the space. This outdoor area provides the perfect spot to enjoy your morning coffee or unwind in the fresh air. The well-sized primary bedroom includes a large window, making the room feel bright and airy. The second bedroom offers flexibility and can be used as a guest room, a home office, a child's bedroom, or additional storage space. The four-piece bathroom is thoughtfully designed with quartz countertops and a cabinet for extra storage of everyday essentials. Completing this home is a dedicated laundry room equipped with a stacked washer and dryer for added convenience. Auburn Bay is a vibrant and welcoming community that offers a wealth of amenities, including five schools—both public and Catholic—as well as two designated high schools nearby. The area is home to numerous restaurants, shops, and services, ensuring everything you need is just a short distance away. One of the most cherished features of Auburn Bay is its incredible community center, which includes a private lake, a water park, tennis courts, and multiple parks for outdoor recreation. With easy access to Deerfoot Trail, commuting is effortless, making this location ideal for professionals and families alike. Don't miss your opportunity to call this exceptional condo home!

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