

# \$345,000 - 412, 400 Auburn Meadows Common Se, Calgary

---

MLS® #A2186875

**\$345,000**

2 Bedroom, 2.00 Bathroom, 655 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

BEAUTIFUL TOP FLOOR South East facing -2-bedroom condo with only ONE COMMON WALL for added privacy and less noise. This unit offers a beautiful sunrise with an abundance of natural light. Pride of ownership is evident throughout, well taken care home of with UPGRADES makes this one stand out. Enjoy access to the Lake, perfect for summer relaxation and recreational activities. This condo includes titled underground parking with additional storage, providing convenience and security. Situated close to essential amenities and South Health Campus. Ideal location for both comfort and accessibility!



Built in 2022

## Essential Information

MLS® #	A2186875
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	655
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)

Status Active

## Community Information

Address 412, 400 Auburn Meadows Common Se  
Subdivision Auburn Bay  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 3K7

## Amenities

Amenities Garbage Chute, Storage, Visitor Parking  
Parking Spaces 1  
Parking Parkade, Underground

## Interior

Interior Features Ceiling Fan(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave  
Heating Boiler  
Cooling None  
# of Stories 4

## Exterior

Exterior Features Balcony, BBQ gas line  
Construction Vinyl Siding, Wood Siding

## Additional Information

Date Listed January 10th, 2025  
Days on Market 85  
Zoning M-2  
HOA Fees 494  
HOA Fees Freq. ANN

## Listing Details

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.