

# \$325,000 - 310, 500 Auburn Meadows Common Se, Calgary

MLS® #A2193225

**\$325,000**

2 Bedroom, 1.00 Bathroom, 569 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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!

Built in 2022

### Essential Information

MLS® #	A2193225
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	310, 500 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3P5

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

### **Interior**

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Baseboard

Cooling Central Air

# of Stories 4

### **Exterior**

Exterior Features Balcony

Construction Composite Siding, Wood Frame

### **Additional Information**

Date Listed February 13th, 2025

Days on Market 51

Zoning M-2

HOA Fees 500

HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

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