

# \$325,000 - 402, 300 Auburn Meadows Common Se, Calgary

MLS® #A2201540

**\$325,000**

2 Bedroom, 1.00 Bathroom, 532 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

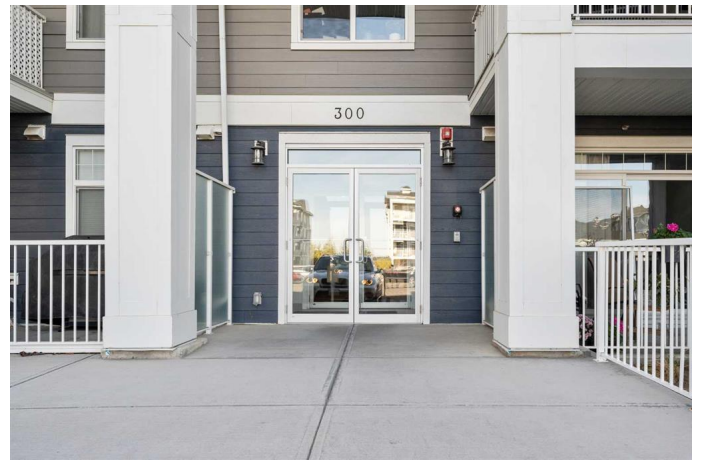
Welcome to this stunning top-floor unit in the sought-after, family-friendly community of Auburn Bay! Thoughtfully designed with modern upgrades, this two-bedroom, one-bathroom home offers stylish and comfortable living with an emphasis on convenience.

Upon entering, you'll be greeted by durable vinyl flooring that flows seamlessly throughout the space. The well-appointed four-piece bathroom includes quartz countertops, an added medicine cabinet, and two extra vanity drawers for enhanced storage.

The open-concept floor plan creates an inviting atmosphere, seamlessly connecting the kitchen and living room. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, extra-tall 41" cabinets, a spacious island. A stacked washer and dryer are conveniently located in the adjacent laundry room.

Designed with tall individuals in mind, the showerhead, vanity height, and kitchen cabinets were upgraded when the unit was built.

The primary bedroom boasts a large window with a blackout blind for optimal light control and built-in closet organizers for maximum



efficiency. The second room also boast built in closet orgaizers and offers versatility as a guest room, home office, or childrenâ€™s bedroom, catering to your lifestyle needs.

Step outside to your private balcony, where you can relax and enjoy lush greenspace views. The balcony is not adjoining any others and offers privacy along with a gas line for a BBQ, perfect for entertaining. Your Titled parking stall is conveniently located directly in front of the elevator entrance for easy access.

Located in the vibrant lake community of Auburn Bay, this home provides exclusive lake access, playgrounds, a water park, and tennis courts. Auburn Bay offers six schools (both public and Catholic) and is minutes from South Health Campus Hospital. Enjoy the convenience of nearby restaurants, shops, and quick access to Deerfoot Trail and Stoney Trail for an effortless commute. Donâ€™t miss out on this exceptional opportunityâ€”book your showing today!

Built in 2020

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201540          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 532               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 402, 300 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3M 3E7                           |

### **Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 1                                                                                   |
| Parking        | Underground                                                                         |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Smoking Home, Vinyl Windows                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Central                                                                         |
| Cooling           | Central Air, Partial                                                            |
| # of Stories      | 4                                                                               |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 23               |
| Zoning         | M-2              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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