

# \$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

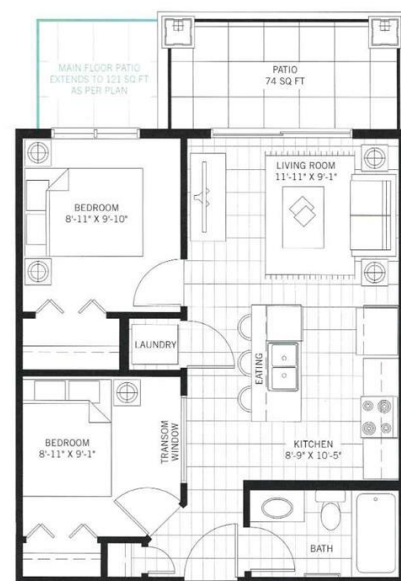
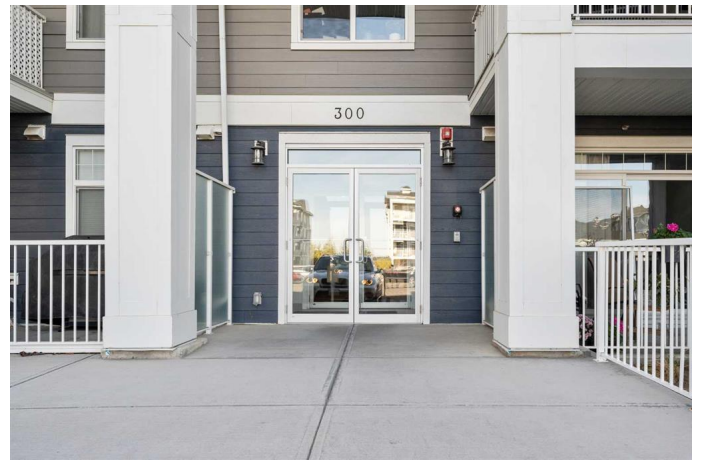
Welcome to this stunning top-floor unit in the sought-after, family-friendly community of Auburn Bay! Thoughtfully designed with modern upgrades, this two-bedroom, one-bathroom home offers stylish and comfortable living with an emphasis on convenience.

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	22
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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