

**421, 200 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2220364**



**\$300,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 269
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning top-floor unit nestled in one of the most desirable lake communities in the city. This beautifully designed two-bedroom condo offers the perfect combination of modern finishes, functional layout, and unbeatable location—ideal for first-time buyers, downsizers, or investors alike. Step inside and you’re immediately greeted by 9-foot ceilings and wide-plank vinyl flooring that flows seamlessly throughout the space, offering both durability and contemporary charm. The open-concept living and dining area is bathed in natural light, creating an inviting and comfortable atmosphere that’s perfect for both everyday living and entertaining. At the heart of the home, the kitchen is a chef’s dream—featuring a sleek white aesthetic, quartz countertops, stainless steel appliances, an abundance of cabinetry, and a full-sized pantry for all your storage needs. Whether you’re preparing a quick breakfast or hosting a dinner with friends, this kitchen is as functional as it is beautiful. The spacious living room opens directly onto your private balcony, an ideal spot to enjoy morning coffee or unwind at the end of the day. With gas line hook-up already in place, BBQ season is always within reach. From this top-floor vantage point, take in sweeping views of the courtyard and beautiful sunrises that make this space truly special. The two generously sized bedrooms are thoughtfully separated for privacy—perfect for a home office, guest room, or roommate arrangement. The primary suite offers ample closet space and a serene retreat for rest and relaxation. Additional features include in-suite laundry for added convenience, a titled heated underground parking stall to keep your vehicle safe and warm year-round, and a secure storage locker to keep your seasonal or extra belongings neatly organized. Pet lovers will appreciate that

pets are welcome (with board approval). Living in this vibrant community means having exclusive lake access&mdash;whether it&rsquo;s paddleboarding in the summer or skating in the winter&mdash;plus being just minutes from everything you need. Enjoy close proximity to top-rated schools, numerous shopping and dining options, the YMCA, South Health Campus, and easy access to major roadways for effortless commuting. With low condo fees, modern upgrades, and a lifestyle that combines nature, recreation, and urban convenience, this property truly stands out. Whether you&rsquo;re looking for a smart investment or a place to call home, this condo checks all the boxes. Don&rsquo;t miss your opportunity to own a top-floor gem in a thriving, amenity-rich neighborhood.