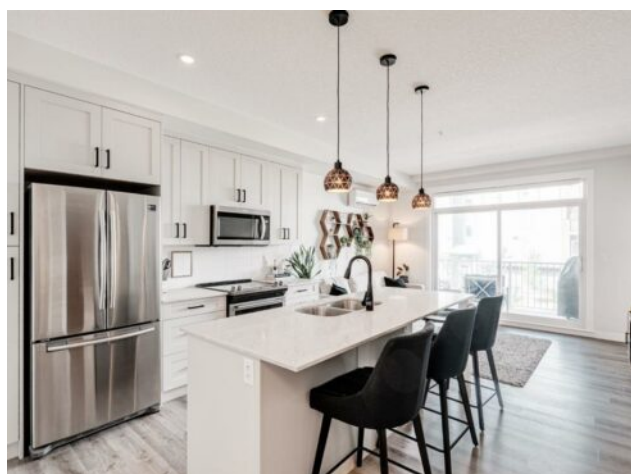


**213, 200 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2228905



\$334,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: Shelving in the Living Room.

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom second-floor unit in the heart of the vibrant Lake Community of Auburn Bay. This west-facing unit offers a functional layout with thoughtful upgrades and a warm, contemporary feel throughout. Step inside to find luxury vinyl plank flooring that runs seamlessly throughout the entire unit, complementing the modern kitchen which boasts extended-height cabinetry, quartz countertops and upgraded stainless steel appliances—including a sleek electric range with front controls and a fridge equipped with a waterline. The oversized central island with seating is perfect for casual meals and entertaining. The open-concept living area is filled with natural light, thanks to oversized sliding patio doors that lead to a private west-facing balcony, ideal for enjoying sunsets and outdoor relaxation. The spacious primary bedroom features dual his-and-hers closets and a private 3-piece ensuite complete with quartz counters and a stand-up shower. A well-appointed second bedroom is perfect for guests, a home office, or both and is conveniently located next to the second full bathroom. Additional highlights include Air Conditioning, a full size in-suite laundry room with extra storage, a titled underground parking stall, as well as a separate storage locker for added convenience. Situated in one of Calgary's most sought-after lake communities, you'll love the walkability to Auburn Station, home to grocery stores, restaurants, cafes, and daily essentials. Enjoy year-round activities at Auburn Bay Lake, whether it's paddle boarding in the summer or skating in the winter. Plus, you're just minutes from South Health Campus, top-rated schools, and easy transit options.