

**215, 300 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2233765



\$329,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to lakeside living in Auburn Bay, one of Calgary's most vibrant and family-friendly communities! This beautiful 2-bedroom, 2-bathroom condo is the perfect choice for first-time buyers or anyone seeking a low-maintenance, amenity-rich lifestyle — all for just \$334,900. Built in 2020 and located on the second floor, this thoughtfully designed unit offers 658 sq.ft. of stylish living space, complete with UNDERGROUND heated Parking, in-suite laundry with Premium LG Washer and Dryer. The primary bedroom features two built-in closets with custom shelving and a private 3-piece ensuite with quartz countertops and an upgraded glass shower. The second bedroom (which can double as an office or guest room) sits next to a full 4-piece bathroom and includes its own closet and ceiling fan. Step outside to your private balcony with a gas line for your BBQ, perfect for evening relaxation or hosting friends. This well-managed building offers low condo fees at \$293.50/month, which cover heat, water, garbage removal, snow removal, reserve fund contributions, and more. There's also an annual HOA fee of \$508, giving you access to Auburn Bay's private lake, beach, clubhouse, and year-round events. With shops, cafes, grocery stores, gyms, schools, parks, and the South Health Campus all within walking distance. Seton's massive YMCA and Mahogany Plaza across the street, you'll have everything you need right outside your door. If you're ready to experience lake living, unbeatable convenience, and true value. Contact us today to book your private showing!