

**214, 200 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2238064**



**\$399,999**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Electric fireplace

Welcome to one of the largest and most spacious and well-designed two-bedroom, two-bath corner units available. This is one of the most sought-after layouts in the building, offering large room sizes, a massive island with seating for four, and an open-concept layout ideal for entertaining. Extra windows bring in abundant natural light, enhanced by upgraded window coverings, including blackout blinds and custom drapery in the bedrooms. Cool things down with the air conditioner on those hotter days. The windows have been freshly cleaned inside and out, and the home shows like new. Over \$30,000 in upgrades were selected at the time of purchase, complementing the high-end finishes like quartz countertops, stainless steel appliances, and soft-close cabinetry. The primary bedroom features a large walk-through closet leading to a generous ensuite with dual sinks and a stand-up shower. The second bedroom is also impressively sized and is located near the second full bathroom, offering added privacy and convenience for guests or roommates. Located on the second floor, this home offers easy access to a nearby building exit—making quick errands a breeze and providing convenient access to ample street parking for guests. Additional features include a huge balcony, a brand new fridge (installed July 2025) and a brand new electric stove (installed February 2025), both under warranty. The stylish electric fireplace media console is also included, adding warmth and charm to the living space. You'll also appreciate the oversized tandem parking stall and assigned storage locker. Set in the heart of Auburn Bay, you're just steps from grocery stores, coffee shops, restaurants, fitness studios, and professional services. You're also minutes from the South Health Campus, the Seton YMCA, VIP Cineplex theaters, and the future Green Line LRT.

Auburn Bay residents enjoy year-round access to the lake, beach, clubhouse, skating, paddle boarding, and a full calendar of community events through the Auburn Bay Residents Association. This home blends comfort, style, and convenience in one of Calgary's most sought-after lake communities.