

**213, 100 Auburn Meadows Manor SE
Calgary, Alberta****MLS # A2243938****\$365,000**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Heated Driveway, Secured, Underground		
Lot Size:	-		
Lot Feat:	Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Asphalt, Composite Siding, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: A/C, 2 fobs, 2 main keys, blinds

Welcome to an outstanding 2 bedroom/2 bathroom SQUEAKY CLEAN - LIKE BRAND NEW - condo apartment located in the sought after Regatta at Auburn Bay complex. You will be completely blown away by this beautiful unit, its condition and the building itself! Whether you are a first time home buyer, a family with kids or a savvy investor, you will enjoy the ownership of this property, located in one of the best communities of Calgary - Auburn Bay (LAKE ACCESS/winter and summer activities/proximity to South Health Campus/shopping and restaurants). Your future home offers an OPEN LAYOUT, a great kitchen with QUARTZ countertops, Stainless Steel Appliances and fancy backsplash! 9' CEILINGS and luxury vinyl flooring (LVP) throughout the unit (bedrooms have carpet). Master bedroom's bathroom comes with his and hers sinks and a spacious closet. Both bedrooms are good size. The apartment is equipped with a CENTRAL AIR CONDITIONING UNIT which is very handy during the hot summer months! VERY LARGE DECK with a gas line for BBQ. UNDERGROUND secure and heated parking stall AND a STORAGE LOCKER. The building is very well managed and maintained. You must come view it NOW!