309, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2247274

$284,900

Division:	Auburn Bay
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	499 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	1	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 281
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

Inclusions:	N/A

Lake Living in Auburn Bay! Step into this beautifully maintained one-bedroom condo on the 3rd floor — the perfect choice for first-time buyers or savvy investors. Bathed in natural light from its east-facing windows, the open-concept living and kitchen area creates a bright and inviting atmosphere. The kitchen is a true highlight, featuring ceiling-height soft-close white cabinetry, a sleek quartz island, stainless steel appliances, and a full tile backsplash. The spacious bedroom offers a walk-through closet leading directly to a stylish 4-piece ensuite with a walk-in shower and modern vanity. You’ll also enjoy the convenience of in-suite laundry with a stacked washer and dryer. Step outside to your large private patio with a BBQ gas hookup — perfect for morning coffee or summer evenings. Additional features include 9-foot ceilings and a separate storage locker for all your extras. Located in an unbeatable spot, you’re just steps from Co-Op grocery, the South Health Campus, Auburn Bay Lake, schools, parks, and the dog park. Don’t miss this opportunity to enjoy lake community living with every amenity at your doorstep!