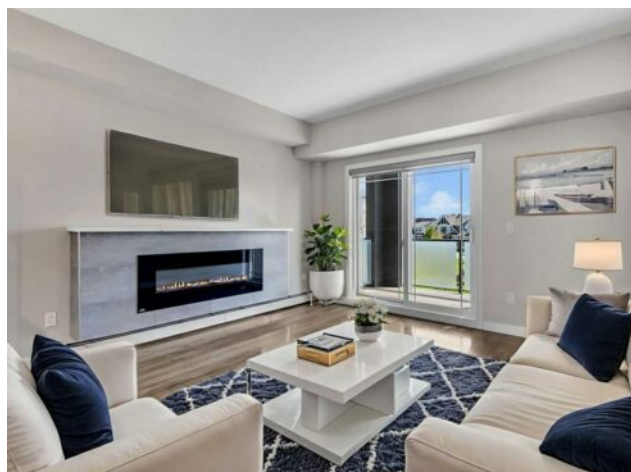


205, 300 AUBURN MEADOWS Manor SE
Calgary, Alberta

MLS # A2250058



\$290,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

Step into this meticulously maintained 1-bedroom + den condo located in the sought-after lakeside community of Auburn Bay. Perfect for first-time buyers, downsizers, or investors, this home offers unbeatable value with low condo fees that include water, gas and heat! Enjoy a smart, open layout with a versatile den ideal for a home office or guest space. Just minutes from the South Health Campus, YMCA, shops, dining, and year-round lake access, this unit combines comfort, convenience, and lifestyle — all at a price that won't break the bank. Book your showing today!