

**207, 200 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2253898



\$325,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to the sought-after lake community of Auburn Bay! This pet friendly, bright and modern, 2 bedroom, 2 bathroom, west-facing unit features an open-concept condo, equipped with a stylish stainless steel kitchen with a huge island, quartz countertops, in-unit laundry, and a comfortable wall-mounted Air Conditioner. Enjoy sunny afternoons on your private balcony with a gas line for your BBQ, plus year-round access to the Auburn Bay Lake. This home includes a titled underground parking stall with a separate storage unit. This building is located near tons of shopping, restaurants, schools, the South Health Campus, YMCA, and offers quick access to Deerfoot & Stoney Trail for an easy commute! Perfect for first-time buyers, downsizers, or investors—don't miss this move-in-ready gem in Southeast Calgary!