

# \$317,000 - 225, 400 Auburn Meadows Common, Calgary

MLS® #A2216245

**\$317,000**

2 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 1-bathroom second-floor garden facing unit in the heart of Auburn Bay! This modern home features vinyl flooring throughout and a bright, open-concept layout. The kitchen is equipped with stainless steel appliances, quartz countertops, a spacious island. A stacked washer and dryer are conveniently located off the kitchen. Enjoy a well-appointed 4-piece bathroom with quartz finishes and generous cabinet space. The primary bedroom includes a large window and closet, while the second bedroom offers versatility as a guest room, child's room, or home office.

Step outside to your private balcony—perfect for relaxing in the sun.

Community Perks: Lake access, playgrounds, splash park, tennis courts, and the Auburn Bay Community Center. Located near 6 schools (public & Catholic), South Health Campus Hospital, restaurants, shops, and easy access to Deerfoot Trail.

Don't miss your chance to own in one of Calgary's most sought-after communities!

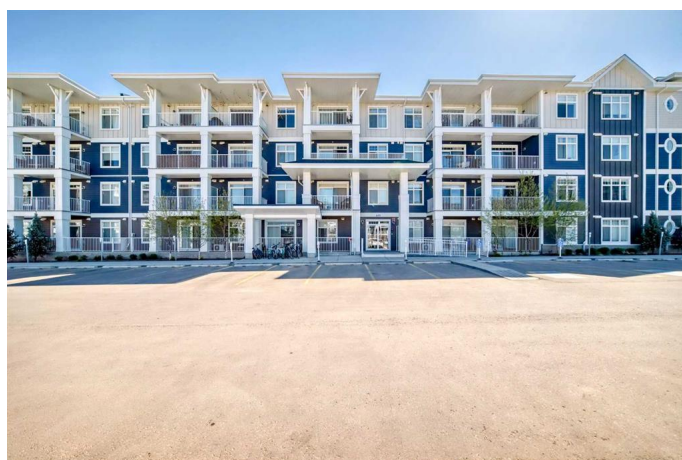
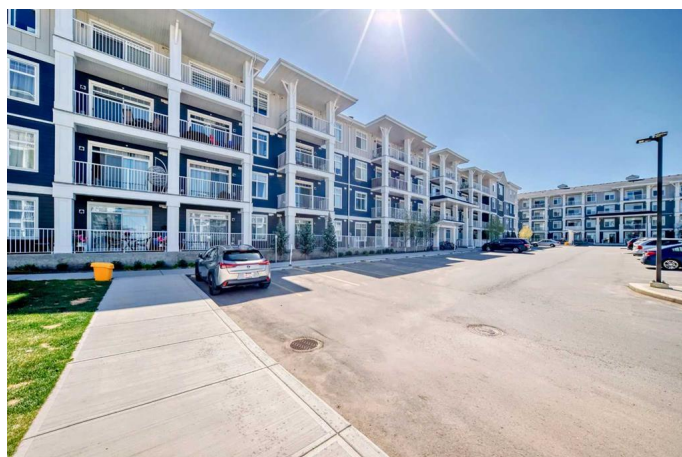
Built in 2021

## Essential Information

MLS® # A2216245

Price \$317,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 532               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 225, 400 Auburn Meadows Common |
| Subdivision | Auburn Bay                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3M 3K7                        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | M-2           |
| HOA Fees       | 484           |
| HOA Fees Freq. | ANN           |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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