

# \$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!

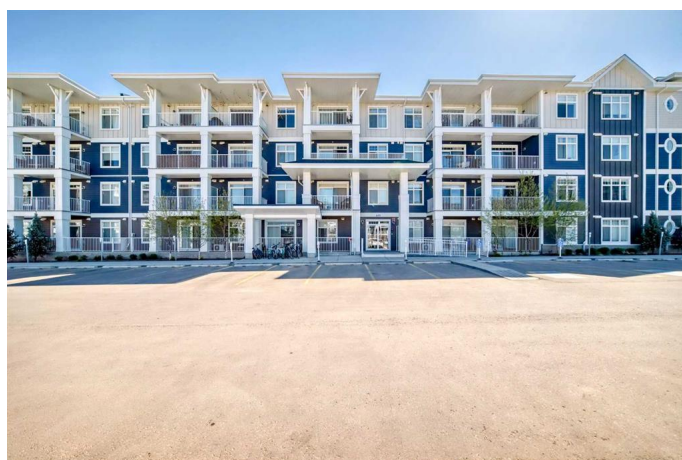
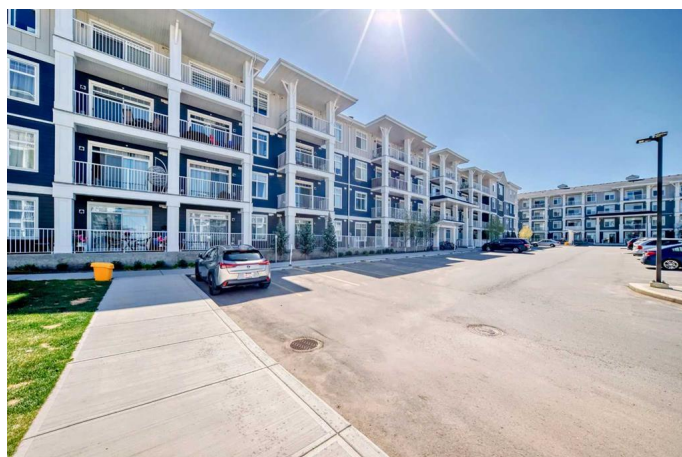
Built in 2021

## 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	22
Zoning	M-2
HOA Fees	484
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Grand Realty
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