

# \$355,000 - 412, 400 Auburn Meadows Common Se, Calgary

---

MLS® #A2186875

## \$355,000

2 Bedroom, 2.00 Bathroom, 655 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

BACK ON ! We are excited to welcome you to this beautiful TOP FLOOR east facing -2-bedroom condo with only ONE COMMON WALL for added privacy and less noise. This unit offers a beautiful sunrise with an abundance of natural light. Pride of ownership is evident throughout, well taken care of with upgrades makes this one stand out. Enjoy access to the Lake, perfect for summer relaxation and recreational activities. This condo includes titled underground parking with additional storage, providing convenience and security. Situated close to essential amenities and South Health Campus. Ideal location for both comfort and accessibility!



Built in 2022

## Essential Information

MLS® #	A2186875
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	655
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment

Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	412, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K7

### Amenities

Amenities	Garbage Chute, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Dryer, Electric Stove
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Siding, Vinyl Siding

### Additional Information

Date Listed	January 10th, 2025
Days on Market	63
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.