

# \$315,000 - 413, 110 Auburn Meadows View Se, Calgary

MLS® #A2208589

**\$315,000**

2 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This light and bright two bedroom, top-floor unit with access to Auburn Bay Lake is perfect for a young professional, first time buyer or down-sizer. Sunshine pours in through the south facing living room and into the open concept kitchen. White cabinets, stainless appliances, subway tile, granite counters and pendant lighting over the breakfast bar are highlights of the efficient kitchen. From the cozy living room, step out onto the covered balcony where you can overlook the community. The primary bedroom also has southern exposure and the second bedroom is ideal for a guest room or home office. Easy to maintain finishes and a neutral palette are found in the bathroom. Additional perks include in-suite laundry, a heated underground titled parking stall, and an assigned storage locker. Enjoy all Auburn Bay Lake has to offer including its beach, tennis courts and club house. Pathways, restaurants, shops, and the South Health Campus are close by. A perfect combination of affordability and style - this bright and welcoming space is ready to make you feel right at home.

Built in 2017

## Essential Information

MLS® # A2208589

Price \$315,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 575               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 413, 110 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2M2                         |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Clubhouse, Beach Access                                     |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground, Secured |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Track Lighting                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 15  |
| Zoning         | DC  |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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