

# \$398,500 - 302, 110 Auburn Meadows View Se, Calgary

MLS® #A2206240

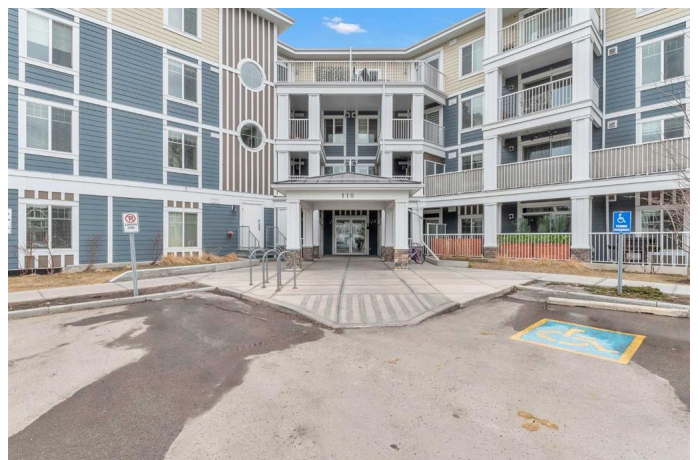
**\$398,500**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this fabulous two-bed 2-bath condo nestled in the highly desirable community of Auburn Bay. This air-conditioned corner unit features an inviting open-concept floor plan, with extra windows to give you both north and west exposure, and mountain views. The kitchen boasts ample cabinet space, stainless-steel appliances, granite countertops, and a large island with eating bar. The spacious living room provides the perfect setting for relaxation and entertainment, with windows on 2 sides, vinyl plank flooring, and it conveniently opens to a 21 foot long covered deck with BBQ gas line—an ideal spot to unwind and enjoy the outdoors. This home has two generous sized bedrooms, with the primary having a walk-in closet and 3-piece ensuite. The owner has also invested significantly to make the primary bedroom and ensuite accessible for individuals with disabilities or wheelchair needs, while maintaining full functionality for those without these requirements. Additionally, there's a 2nd 4-piece bath and in-suite laundry for your convenience. This home includes a titled underground parking stall with a storage locker directly in front and there is also plenty of visitor parking for guests. You'll appreciate the proximity to various amenities, including restaurants, grocery stores, pubs, shopping, parks, playgrounds, schools, transit all within a very short walk and just a few minutes to the lake. Whether you're a downsizer, first-time homebuyer or a savvy investor, this property



offers great value. Call today to book your private viewing today! Builder size including the balcony-1078 sq ft

Built in 2017

### **Essential Information**

MLS® #	A2206240
Price	\$398,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	302, 110 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2M2

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Baseboard

Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	March 28th, 2025
Days on Market	7
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	2% 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.