

\$419,000 - 407, 400 Auburn Meadows Common Se, Calgary

MLS® #A2202745

\$419,000

2 Bedroom, 2.00 Bathroom, 843 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

****OPEN HS SUN APR 13, 1-4pm**** Top-Floor Luxury Living â€” The â€œJacksonâ€• Floor Plan Step into luxury with this stunning top-floor, air-conditioned unit that is absolutely loaded with upgrades! From the moment you walk through the door, youâ€™ll feel the warmth and elegance of this beautifully designed space. Modern Kitchen & Dining, the heart of the home is spacious, featuring a large island, sleek quartz countertops, stainless-steel appliances, and stylish Lindberg oak cabinets with a clean, minimalist design. Additional storage cabinets and an extensively shelved pantry provide ample space for all your culinary needs. The Stylish & Comfortable Living Spaces of the open concept living room is generously sized and leads to a large, covered balcony (w/BBQ gas line) is perfect for morning coffee or evening relaxation. The glass patio door is fitted with blackout blinds, keeping you cool and comfortable on hot summer days. Both bedrooms are spacious, with the primary suite featuring a walk-through closet leading to a beautifully upgraded ensuite and tri shades, sheer, light filtering and black out. The second bedroom offers a roomy closet and a large window, filling the space with natural light and there is also an additional 4-piece bath. Throughout the unit, neutral paint tones create an inviting and versatile aesthetic. Premium Flooring & Convenience, enjoy durable vinyl



plank flooring in the kitchen and dining area, and plush upgraded carpeting in the living room and bedrooms for added comfort. A dedicated laundry room with extra storage adds to the convenience of this exceptional unit. One underground parking stall with storage cage in front. Parking stall has extra space on the drivers side and it is right beside the elevator! The complex offers additional parking and well-maintained green spaces for a park-like setting. The location is unbeatable! Walk to CO-OP, Tim Hortons, and a large variety of shops, restaurants, and medical services and public transportation is just steps away! Plus, enjoy access to the Auburn Lake Community Centre, adding even more value to this incredible home. Don't miss this opportunity. Schedule a viewing today and make this upgraded top-floor unit yours!

Built in 2022

Essential Information

MLS® #	A2202745
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	407, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 3K7

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Bicycle Storage
Parking Spaces	1
Parking	Underground
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

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

Additional Information

Date Listed	March 26th, 2025
Days on Market	16
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.