

# \$369,000 - 105, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2205244

**\$369,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Not facing parking lot or busy road! Just steps away from all the amenities Auburn Bay has to offer, pubs, grocery stores, shops, services, and convenient transit options. Welcome to Unit 105 your next home awaits! This beautiful condo features central air conditioning, 2 bedrooms, and 2 full bathrooms with stylish tile flooring. Enjoy the convenience of in-suite storage and laundry. The full-width kitchen is a chef's dream, boasting quartz countertops, ample cabinet and counter space, soft-close drawers, a sleek tiled backsplash, and full stainless steel appliances. The main living area has durable laminate flooring, leading to a spacious, East-facing enclosed patio perfect for morning coffee that doesn't overlook the parking lot. Additional perks include pet-friendly living with board approval, a titled underground heated parking spot, and a separate storage locker. Plus, the sellers paid the HOA fees for the year, making this an even more irresistible opportunity! Don't miss your chance to own this exceptional property in an unbeatable location.

Built in 2021

## Essential Information

MLS® #	A2205244
Price	\$369,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	105, 100 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H2

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Heated Garage, Secured, Underground, Titled

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	18

Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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