

# \$454,900 - 104, 300 Auburn Meadows Common Se, Calgary

MLS® #A2208438

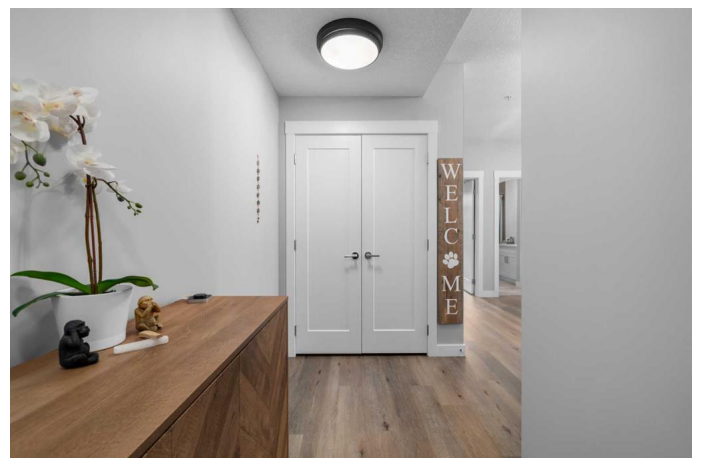
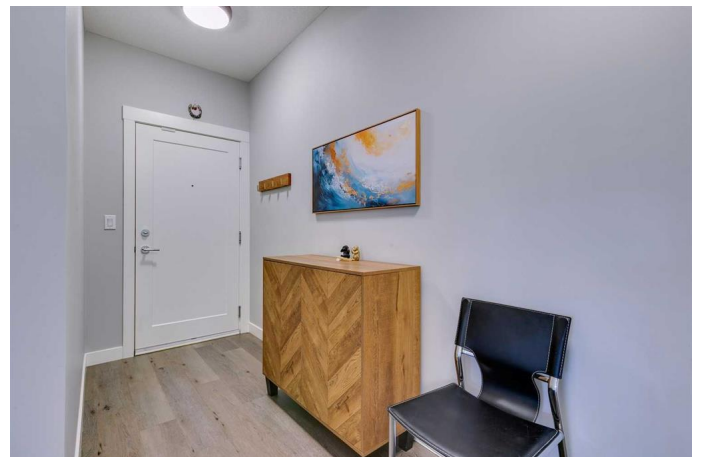
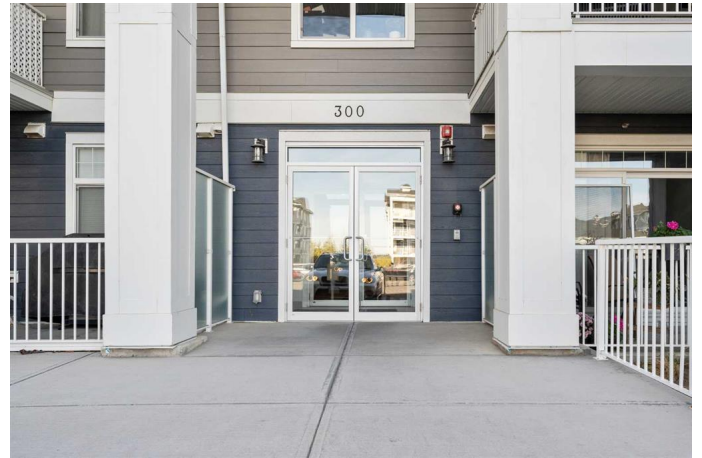
**\$454,900**

2 Bedroom, 2.00 Bathroom, 957 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning main ( ground ) floor, fully air-conditioned 2-bedroom, 2-bathroom corner suite that has been heavily upgraded and is truly move-in ready. With 9â€™™ ceilings and an abundance of natural light from extra-large dual-pane windows, this home offers a spacious and inviting atmosphere. There are many large windows to bring in lots of natural light and this home has been completely upgraded!

The gorgeous kitchen is a showstopper, featuring an expansive quartz island with stylish pendant lighting, high-end stainless-steel appliances including a built-in wall oven, chimney-style hood fan, built-in microwave, an induction cooktop, a bar fridge and an upgraded fridge. The sleek white cabinetry provides ample storage with soft-close drawers, ensuring both beauty and functionality. There is work space conveniently added to the cabinetry as well. The open-concept living area offers a cozy electric fireplace and flows seamlessly to the extended private balcony, perfect for relaxing or entertaining. Enjoy the convenience of a BBQ gas line and the award-winning exclusive makeup air system in every suite, providing fresh, clean air year-round. The spacious primary bedroom is bright and inviting, featuring a large walk-in closet and a luxurious ensuite with a stand-up glass sliding shower and a quartz vanity with double undermount



sinks. The secondary bedroom is equally appealing and is conveniently located next to the main bath, making it ideal for guests. Adding to the home's incredible value, you will appreciate the DOUBLE TANDEM TITLED underground heated parking and extra-large storage unit—a rare find! Located in Auburn Bay, one of Calgary's most sought-after lake communities, you will enjoy exclusive lake access, nearby parks, walking trails, shopping, South Health Campus Hospital, and a vibrant community atmosphere. This pet-friendly complex offers the perfect blend of convenience and luxury. Don't miss out on this exceptional opportunity—schedule your private viewing today!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208438          |
| Price          | \$454,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 957               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 104, 300 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |

Postal Code T3M 3E7

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Gazebo

Parking Spaces 2

Parking Additional Parking, Heated Garage, Tandem, Underground, Secured

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings, Induction Cooktop

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 1

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

### **Listing Details**

Listing Office KIC Realty

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