

# \$285,000 - 310, 110 Auburn Meadows View Se, Calgary

MLS® #A2209022

**\$285,000**

2 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully styled 2 BEDROOM condo with IMMEDIATE POSESSION. Located in the sought-after LAKE COMMUNITY of Auburn Bay, the condo is close to shopping, amenities, transit, and everything you need.

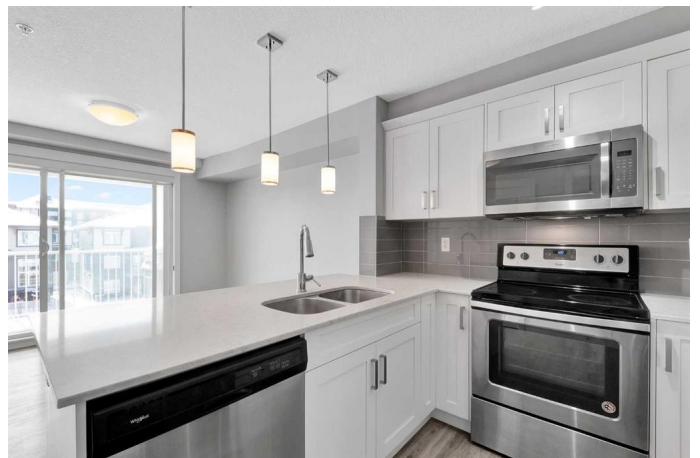
Situated on the 3rd floor, this light and bright unit features a modern colour palette, with VINYL PLANK flooring throughout the living areas and bedrooms. The stylish kitchen features shaker cabinets, stainless-steel appliances, and QUARTZ COUNTERS with breakfast bar dining. The living room with patio doors leads out to the private balcony—a convenient gas line makes BBQing a breeze. There are 2 bedrooms, making this unit perfect for guests or working from home. The bathroom features a deep soaker tub for unwinding after a long day. And you'll appreciate the full-size stacked washer and dryer tucked conveniently in-suite.

The unit is upgraded with AIR-CONDITIONING, and comes with a TITLED PARKING STALL, and a separate STORAGE LOCKER.

The well-managed, PET-FRIENDLY, Auburn Walk building has low condo fees that include all utilities except electricity.

And Auburn Bay residents enjoy year-round access to one of Calgary's largest lakes and all the amenities including the beach, tennis courts, disc golf, and more.

Book your showing today and see why this could be a smart move for you!



Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209022          |
| Price          | \$285,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 529               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 310, 110 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2M2                         |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking     |
| Parking Spaces | 1                                   |
| Parking        | Plug-In, Stall, Titled, Parking Lot |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, Soaking Tub, Vinyl Windows                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas, Radiant                                                                                            |
| Cooling           | Wall Unit(s)                                                                                                               |
| # of Stories      | 4                                                                                                                          |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Asphalt Shingle, Metal                |
| Construction | Stone, Wood Frame, Cement Fiber Board |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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