



GRASSROOTS
REALTY GROUP

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105, 110 Auburn Meadows View SE
Calgary, Alberta

MLS # A2314527



\$349,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vinyl Windows

Inclusions: N/A

Spacious, upgraded, and move-in ready — this main-floor 2-bedroom, 2-bathroom condo in Auburn Bay offers a functional open-concept layout with underground parking, a storage locker, A/C, a large covered patio, and Co-op plus nearby amenities just a 3-minute walk away. The layout is thoughtfully designed with two well-sized bedrooms on opposite sides for added privacy, two full bathrooms, a bright central living area, laminate flooring throughout, and higher-end kitchen upgrades rarely found in similar condos. The kitchen features quartz countertops, stainless steel appliances, a built-in oven and microwave, cooktop, upgraded range hood, modern backsplash, pantry, and a large island with seating. The open living and dining area leads to an oversized covered patio with a gas line for BBQ. The primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom is conveniently located near the main 4-piece bathroom. And don't forget, you'll be living in Auburn Bay, with lake access, walking paths, parks, schools, South Health Campus, and easy access to Deerfoot and Stoney Trail.