



GRASSROOTS
REALTY GROUP

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207, 130 Auburn Meadows View SE
Calgary, Alberta

MLS # A2320604



\$349,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Portable A/C; Ceiling fans; White cabinet in laundry room; Three kitchen stools; BBQ on the balcony.

THE SELLER WILL PAY YOUR FIRST 6 MONTHS OF CONDO FEESMOVE-IN READY! Stylish 2 BEDROOM, 2 BATHROOM condo offering YEAR-ROUND LAKE ACCESS, TITLED UNDERGROUND PARKING, a STORAGE LOCKER, and an unbeatable Auburn Bay location. This bright and inviting home features 9' CEILINGS, CARPET-FREE luxury vinyl plank flooring, GRANITE COUNTERTOPS, stainless steel appliances, a BUILT-IN OVEN & MICROWAVE, pantry, and a large island that's perfect for everyday living and entertaining. The thoughtfully designed layout places the bedrooms on opposite sides of the unit, providing added privacy for homeowners, guests, or roommates. The spacious primary bedroom features a walk-through closet with built-in organizers and a private ensuite with DUAL SINKS and a large glass shower. Enjoy the convenience of IN-SUITE LAUNDRY with a newer washer and dryer (2022), upgraded light fixtures, ceiling fans, and a generous balcony complete with a GAS LINE FOR YOUR BBQ. Walk to Auburn Station shopping, restaurants, parks, schools and transit, while enjoying quick access to SETON, SOUTH HEALTH CAMPUS, the YMCA, Deerfoot Trail and Stoney Trail. As an Auburn Bay resident, you'll enjoy SWIMMING, PADDLEBOARDING, FISHING, SKATING, and year-round community events in one of Calgary's most sought-after LAKE COMMUNITIES. Whether you're a FIRST-TIME BUYER, DOWNSIZER, or INVESTOR, this home offers the perfect combination of STYLE, COMFORT, and LOCATION. Book your private showing today!