



GRASSROOTS
REALTY GROUP

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107, 500 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2327777



\$305,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

Bright and move-in ready 2-bedroom, 2-bathroom main-floor condo in the heart of Auburn Bay. The open-concept layout features a clean kitchen with stainless steel appliances, a central island, and a comfortable living space that opens directly onto a spacious patio with a gas BBQ hookup. Both bedrooms are well laid out, including a primary bedroom with its own ensuite. You'll also enjoy in-suite laundry, central air conditioning, and a titled underground parking stall. Freshly vacant and available for quick possession, this is a great opportunity for buyers looking for a simple, low-maintenance home without the wait. Located close to shopping, restaurants, transit, schools, major routes, and everything Auburn Bay has to offer, including lake access. Whether you're getting into the market, downsizing, or looking for an easy lock-and-leave lifestyle, this home checks all the boxes. Come take a look.