



**GRASSROOTS**  
REALTY GROUP

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220, 400 Auburn Meadows Common SE  
Calgary, Alberta

MLS # A2328805



**\$309,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Auburn Bay                         |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 695 sq.ft.                         | Age:   | 2021 (5 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall, Titled, Underground         |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                             |            |          |
|-------------|---------------------------------------------------------------------------------------------|------------|----------|
| Heating:    | Baseboard                                                                                   | Water:     | -        |
| Floors:     | Vinyl Plank                                                                                 | Sewer:     | -        |
| Roof:       | -                                                                                           | Condo Fee: | \$ 351   |
| Basement:   | -                                                                                           | LLD:       | -        |
| Exterior:   | Composite Siding, Wood Frame                                                                | Zoning:    | M-2 d210 |
| Foundation: | -                                                                                           | Utilities: | -        |
| Features:   | Breakfast Bar, Closet Organizers, High Ceilings, Pantry, Quartz Counters, Recessed Lighting |            |          |

**Inclusions:** Air Conditioning Unit

MODERN CONDO LIVING || AIR CONDITIONING || LAKE ACCESS! DON'T MISS OUT on this stunning 2 bed/2 bath unit with underground TITLED PARKING, and a storage locker. PRIME LOCATION only steps away from shopping, restaurants, groceries, and all your local amenities... including NO NEIGHBORS behind you! Highlights of this immaculate unit include a bright & open layout, a modern light color design theme, updates to flooring | lighting | gas line | kitchen & bathroom undermount sinks | AC unit, QUARTZ counters, PANTRY storage, and loads more! This larger unit layout offers more width and length for the living spaces, allowing a more spacious feel. The luxury level of finishing shines throughout, with stunning kitchen and bathroom designs. There are 2 large bedrooms each with access to a bathroom, and a large balcony for your summer retreat. The complex has multiple outdoor spaces with benches all around. The storage locker is conveniently located in front of the underground parking stall. Enjoy the lake amenities all year around and the local conveniences that are only steps away! Come see this one before it's gone! \*Note: some images have virtual staging enhancements\*