



GRASSROOTS
REALTY GROUP

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301, 300 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2329638



\$400,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: All furniture as seen on July 15th 2026, please see supplements document

Welcome to this beautifully appointed 2-bedroom, 2-bathroom corner condo in the sought-after lake community of Auburn Bay. Offering an open-concept layout, abundant natural light and exceptional outdoor living, this home is designed for both comfort and entertaining. The condo is also available fully furnished, providing an easy, turnkey move or a convenient setup for an investment property. Large windows throughout the unit enhance the bright, spacious atmosphere while providing natural airflow, with screens and blinds already in place. The well-designed kitchen features integrated Whirlpool appliances, generous cabinetry and a large central island with plenty of space for meal preparation, casual dining or hosting guests. Step outside onto the impressive wraparound balcony, complete with a gas line for your barbecue and ample room for multiple seating areas. The spacious primary bedroom includes two closets, including a convenient walk-through closet leading to the private ensuite. A second bedroom and full bathroom provide flexibility for guests, a home office or a roommate. Additional highlights include excellent in-suite storage and a stacked Whirlpool washer and dryer discreetly tucked behind a door near the entrance. Ideally located within walking distance of Co-op, restaurants, childcare and everyday amenities, with Auburn Bay Lake, golf courses, Seton and major roadways all nearby. This bright and inviting corner unit offers outstanding value in one of Calgary's most desirable southeast communities.