

\$389,000 - 408, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2107067

\$389,000

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Step into the lifestyle you've always dreamed of at Regatta Auburn Bay - #408, 100 Auburn Meadows Manor SE. This exquisite top-floor unit offers 817 sq ft of meticulously maintained space, featuring 2 bedrooms and 2 bathrooms. As you enter, a spacious foyer welcomes you, leading you to a modern kitchen equipped with stainless steel appliances, pendant lighting, and a breakfast bar perfect for casual meals or entertaining guests. The kitchen is a chef's delight, boasting generous counter space, a central island with an undermount sink, quartz counters, and ample cabinetry.

The open layout seamlessly connects the living room, kitchen, and dining areas, creating an inviting atmosphere for relaxation and socializing. Feel the cool breeze from the refreshing AIR CONDITIONING (wall unit) as you unwind in the living room after a long day.

Retreat to the primary bedroom, complete with a luxurious 4 pc ensuite, walk-in shower, and convenient walk-through closets. An additional bedroom and a 3 pc main bathroom provide ample space for family or guests.

Located near Auburn Station Plaza, this home offers easy access to shopping and amenities, making errands a breeze. Benefit from Auburn Bay's HOA offerings, including year-round activities and lake access, enhancing your quality of life. Proximity to schools, the South Health Campus, dining options, and major



transportation routes ensures convenience and accessibility.

Experience the convenience of secured underground parking, a storage locker, and bike storage, providing peace of mind for your belongings. Condo fees cover essential utilities like heat, water, and sewer, while additional perks like a Bocce ball court and outside dog wash add to the community's charm.

Don't miss out on the opportunity to make this exceptional condo your new home! Contact us today to schedule a viewing and discover the allure of Regatta Auburn Bay firsthand.

Built in 2020

Essential Information

MLS® #	A2107067
Price	\$389,000
Sold Price	\$383,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	408, 100 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H2

Amenities

Amenities	Bicycle Storage, Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	None
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	February 10th, 2024
Date Sold	March 28th, 2024
Days on Market	47
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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