# \$399,900 - 401, 150 Auburn Meadows Manor Se, Calgary

MLS® #A2109833

# \$399,900

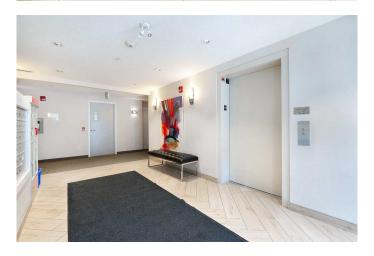
2 Bedroom, 2.00 Bathroom, 922 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This exceptional top-floor 2-bedroom, 2-bathroom corner unit with sprawling wrap around balcony offering vistas of the city and downtown, is nestled in the vibrant community of Auburn Bay and boasts a unique and spacious design. As you enter, you're greeted by a luminous, open-plan layout embellished with wide plank vinyl flooring and high ceilings. The spacious living and dining area seamlessly merges with the tastefully appointed kitchen, featuring quartz countertops, a generous island/eating bar accommodating four, crisp white cabinets providing ample storage, and stainless-steel appliances. Retreat to the primary bedroom, complete with a walk-in closet and a private 3-piece ensuite, while the second bedroom and additional 4-piece bath offer ideal accommodations for guests. Convenience is key with in-suite laundry and a mini-split air conditioning unit. Step outside onto the expansive wrap-around balcony, perfect for entertaining or relaxing. Additionally, this unit includes one titled parking stall and a titled storage unit for added convenience. The complex itself offers a range of amenities, including a patio with a Bocci ball court and a convenient dog wash station. Residents also enjoy exclusive access to the nearby lake and clubhouse. Plus, with its prime location, you'll have easy access to schools, shopping, public transit, the South Health Campus, and major transportation routes such as 52nd Street, Stoney Trail, and Deerfoot Trail.







## **Essential Information**

MLS® # A2109833

Price \$399,900

Sold Price \$398,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 922
Acres 0.00
Year Built 2018

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

# **Community Information**

Address 401, 150 Auburn Meadows Manor Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2S6

#### **Amenities**

Amenities Clubhouse, Elevator(s), Other, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, See Remarks, Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan,

Quartz Counters, Soaking Tub, Track Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling Full # of Stories 4

### **Exterior**

Exterior Features Private Entrance

Construction Composite Siding, Stone, Wood Frame

## **Additional Information**

Date Listed February 23rd, 2024

Date Sold March 9th, 2024

Days on Market 15

Zoning M-2

HOA Fees 470.33

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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