

\$449,900 - 412, 100 Auburn Meadows Common Se, Calgary

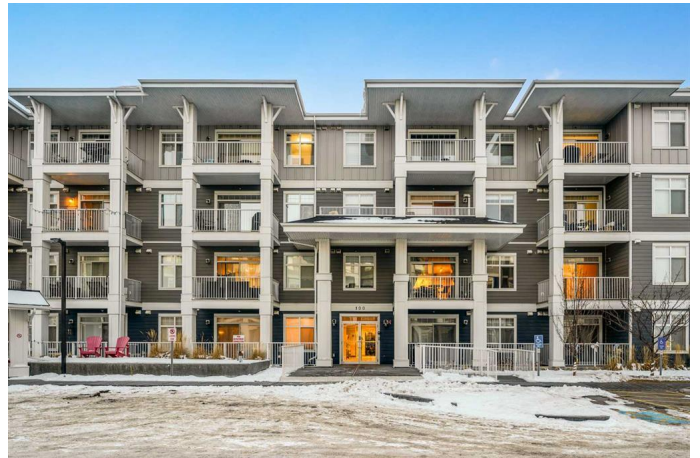
MLS® #A2113361

\$449,900

2 Bedroom, 2.00 Bathroom, 919 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in Auburn Bay! This stunning top floor corner unit boasts breathtaking views of both downtown and the majestic mountains. As you step inside, you'll immediately be greeted by the spacious open-concept layout, perfect for entertaining guests or simply relaxing in style. The large kitchen island is ideal for hosting gatherings, while the beautiful finishes, from the cabinets to the quartz countertops and backsplash, add a touch of elegance to the space. Enjoy your morning coffee or unwind after a long day on the expansive balcony, where you can soak in the panoramic views of the city skyline and the Rockies. This condo offers two bedrooms and two bathrooms, including a master ensuite with a double sink vanity and a walk-in closet complete with custom organizers, providing ample storage space. Other features include in-unit washer and dryer, titled underground parking with two tandem spots, additional assigned storage, wall mounted air conditioning unit, and fresh paint throughout, making this unit feel practically brand new. Built with quality craftsmanship by Logel Homes in 2018, this pet-friendly condo community also provides lake access and a prime location with easy access to Stoney Trail. Plus, you'll love the convenience of being just steps away from shopping, restaurants, and a wealth of amenities that come with lake community living. Don't miss out on this rare



opportunity - it's the first time this condo has been on the market, and it won't last long. Schedule your viewing today and wake up to the serenity of mountain views from the comfort of your own home.

Built in 2018

Essential Information

MLS® #	A2113361
Price	\$449,900
Sold Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	412, 100 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X7

Amenities

Amenities	Beach Access, Elevator(s), Park, Parking, Picnic Area, Playground, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Guest, Heated Garage, Tandem, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 19th, 2024
Days on Market	11
Zoning	M-2 d210
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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