

\$374,900 - 313, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2113568

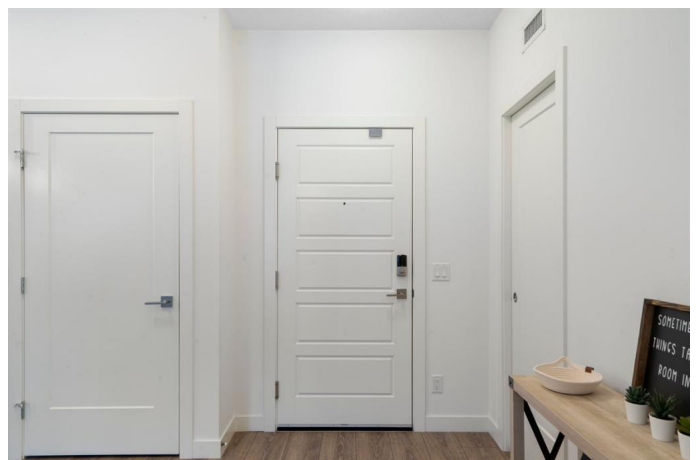
\$374,900

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the Regatta in Auburn Bay! This bright & sunny 3rd floor unit is equipped with 2 bedrooms, 2 full bathrooms & a spacious covered balcony. As you enter the unit, you'll notice it's in great condition, has loads of upgrades and has a functional open concept layout. The kitchen has tons of counter space, beautiful & modern cabinetry, pot drawers, stainless steel appliances & dark quartz countertops! There is lots of space for a dining table and the living room is large allowing you to easily host friends and family. The living room also offers access to the west facing balcony – grab your drink of choice and watch the sunset every night from the comfort of your home! The primary suite features a walk-through closet into the ensuite 4 pc bathroom equipped w/ double sinks, quartz counters and a walk-in shower. The other bedroom is a great size as well and located beside the second 4 pc bathroom. Don't forget that this unit comes with in-suite laundry, a rough in for AC, underground parking and a storage locker! The building features bike storage as well if you're a bike enthusiast! The neighbourhood is exciting with access to Auburn Bay Lake and has tons of other amenities including shopping, restaurants, parks, walking paths, schools, and more. With easy access to Deerfoot and Stoney Trail – you're situated in the best location to get you wherever you need to go! This unit is the perfect place to call home for first time home



buyers, investors, and downsizers. Book your showing today - this one is sure to sell quickly!

Built in 2019

Essential Information

MLS® #	A2113568
Price	\$374,900
Sold Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	313, 100 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Stall, Underground

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 22nd, 2024
Days on Market	9
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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