

\$335,000 - 114, 100 Auburn Meadows Common Se, Calgary

MLS® #A2128145

\$335,000

2 Bedroom, 2.00 Bathroom, 654 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Vacant and ready for quick possession! This well-appointed 2-bedroom, 2-bathroom home boasts a series of high-quality upgrades that are sure to appeal to discerning residents. The kitchen is a chef's delight, with quartz countertops, stainless steel appliances, and custom cabinets featuring soft-close hinges, alongside ample pantry space. The living area is thoughtfully designed with durable laminate plank flooring, 9-foot ceilings, and an efficient layout that includes a dining space, living room, and a master bedroom with an attached bathroom. (Photos from when property was occupied)

The living area extends outdoors to a 70 square-foot balcony that offers a pleasant view and captures the evening's sunset. The second bedroom is sizable and includes a pocket door that leads to the main bathroom, offering flexibility for use as a home office or guest room. Additional features include in-suite laundry, a dedicated fresh air system, a parking stall included, and a private storage locker.

The property is conveniently situated within walking distance to South Health Campus, the largest YMCA in North America, educational facilities, shopping centers, and is biking distance from a scenic lake. Easy access to main thoroughfares such as 52 Street,



Deerfoot Trail, and Stony Trail makes commuting a breeze. The living space is recorded at 705 square feet by the builder. For pet owners, there are minimal restrictions to worry about.

Built in 2018

Essential Information

MLS® #	A2128145
Price	\$335,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	654
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	114, 100 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X7

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	June 14th, 2024
Days on Market	44
Zoning	M-2 d210
HOA Fees	485.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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