

# \$299,900 - 306, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2147862

**\$299,900**

2 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

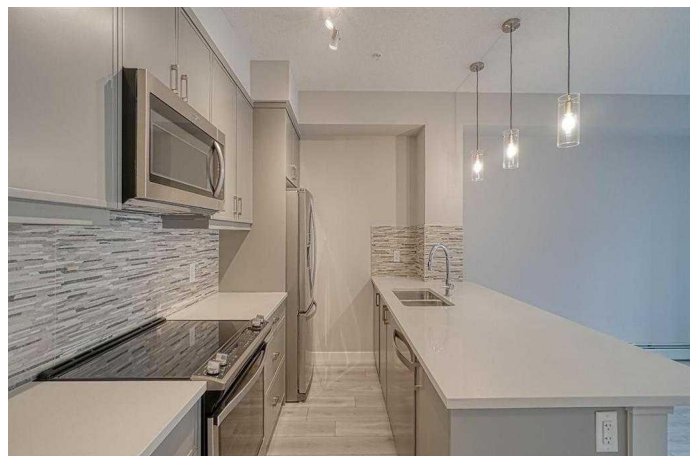
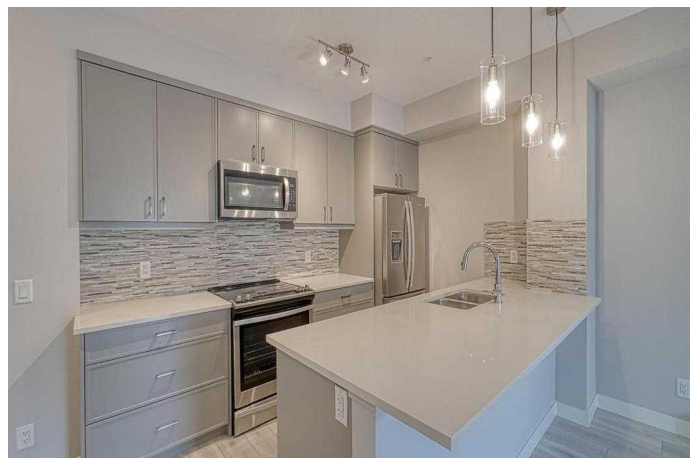
Auburn Bay, Calgary, Alberta

Welcome to a 2 bedroom condo in the amazing LAKE community of Auburn Bay! Who doesn't want to be on a LAKE during a HOT SUMMER? Take advantage of this opportunity and grab this place before it is too late! This building is only 4 years old, very well managed and maintained! Your future home is located on the 3rd floor facing east, it offers AIR CONDITIONER (another fantastic perk this hot summer!), 9' ceilings, high end kitchen with stainless steel appliances, extended cabinets and stone counters; a full bathroom (upgraded with extra tile work), a good size living room, laundry and 2 bedrooms (note: the 2nd bedroom has no window). Park your car in the underground parkade In your own assigned parking stall and store your extra stuff in the locker. Low condo fees are only \$341/month and include heat and water. Easy access to South Health Campus, YMCA, transit, restaurants, shopping and access to Deerfoot and Stoney Trail. Book your private viewing ASAP!

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2147862  |
| Price      | \$299,900 |
| Sold Price | \$333,500 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 610         |
| Acres          | 0.00        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 306, 100 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 3H2                          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Clubhouse, Park, Playground    |
| Parking Spaces | 1                              |
| Parking        | Assigned, Parkade, Underground |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Hot Water                                                    |
| Cooling           | Central Air, Wall Unit(s)                                    |
| # of Stories      | 4                                                            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Date Sold      | July 30th, 2024 |
| Days on Market | 19              |
| Zoning         | M-2             |
| HOA Fees       | 493.85          |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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