

305, 500 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2177826



\$269,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 513 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 245 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Curtains

Welcome home to the sought-after neighborhood of Auburn Bay! This stunning 1-bedroom apartment seamlessly combines practicality and contemporary design. Great value, low condo fees and so much more are waiting for you in this one! Enjoy a long list of upgrades including high-end kitchen appliances, modern quartz countertops, a BBQ gas line, full-height shaker cabinets, luxury vinyl plank flooring throughout, and premium finishing materials. Its 9-foot ceilings, well-designed layout, and huge covered balcony give this unit great functionality. The unit comes with convenient above-ground titled parking (#51) and a secure underground storage locker (#305). Easy access to major arteries including 52nd Street, Stoney Trail, and Deerfoot Trail make commuting a breeze. A full range of grocery, retail, and service establishments lie within easy walking distance in Auburn Bay or just across the street in Mahogany. The Auburn Rise complex is pet-friendly, and there is an abundance of off-leash parks and green spaces for your four-legged friends to enjoy. Experience the ultimate lifestyle with access to the community beach and year-round activities. Call your agent and book your showing today!