

**225, 400 auburn meadows Common**  
**Calgary, Alberta**

**MLS # A2216245**



**\$317,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	532 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 257
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** None

Welcome to this beautifully designed 2-bedroom, 1-bathroom second-floor garden facing unit in the heart of Auburn Bay! This modern home features vinyl flooring throughout and a bright, open-concept layout. The kitchen is equipped with stainless steel appliances, quartz countertops, a spacious island. A stacked washer and dryer are conveniently located off the kitchen. Enjoy a well-appointed 4-piece bathroom with quartz finishes and generous cabinet space. The primary bedroom includes a large window and closet, while the second bedroom offers versatility as a guest room, child's room, or home office. Step outside to your private balcony—perfect for relaxing in the sun. Community Perks: Lake access, playgrounds, splash park, tennis courts, and the Auburn Bay Community Center. Located near 6 schools (public & Catholic), South Health Campus Hospital, restaurants, shops, and easy access to Deerfoot Trail. Don't miss your chance to own in one of Calgary's most sought-after communities!