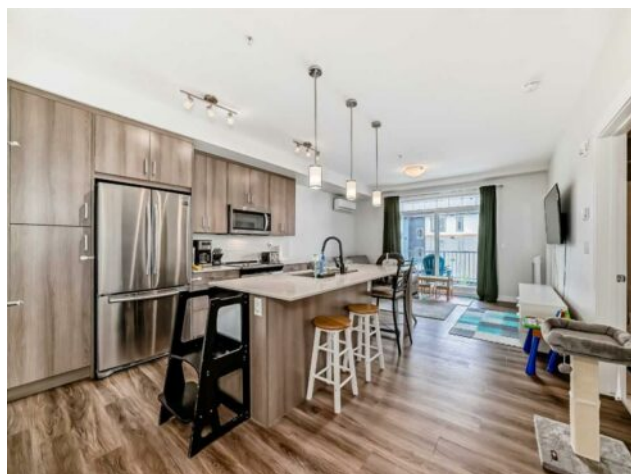


**313, 200 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2245239



\$333,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Auburn Rise by Logel Homes - where comfort meets function. This 2 bed / 2 bath condo offers the kind of layout that actually works, whether you're hosting friends, bingeing Netflix, or trying out that new recipe. The kitchen has a clean, fresh look with light wood grain cabinets, stainless appliances, and quartz counters. And the oversized island doubles as your dining table, workspace, or weekend snack bar - whatever the day calls for. The primary bedroom includes two(!) large closets and an ensuite bathroom with a walk-in shower. The second bedroom is great for guests, roommates, or even a home office - and connects directly to a second full bath with a tub & shower. Step outside to your west-facing balcony already set up for BBQ season, thanks to a gas line hookup. You'll also appreciate the in-suite laundry (with bonus storage shelves), air conditioning, and a titled underground parking stall with storage locker. And yes, your furry friend is welcome here too! Auburn Bay is a community known for its lake access, walking trails, and local hangouts. You're minutes from the Seton YMCA, South Health Campus, groceries, coffee spots, restaurants, and easy routes to the rest of Calgary via Deerfoot and Stoney Trail. Whether this is your first place or just your next smart move, this condo checks all the boxes!