

\$317,000 - 225, 400 Auburn Meadows Common, Calgary

MLS® #A2216245

\$317,000

2 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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!

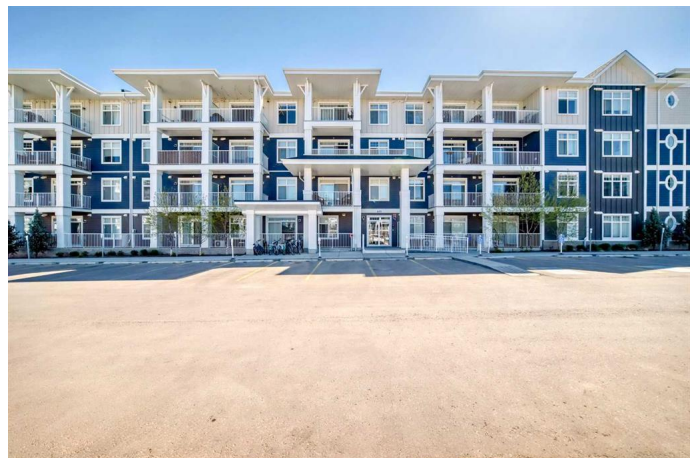
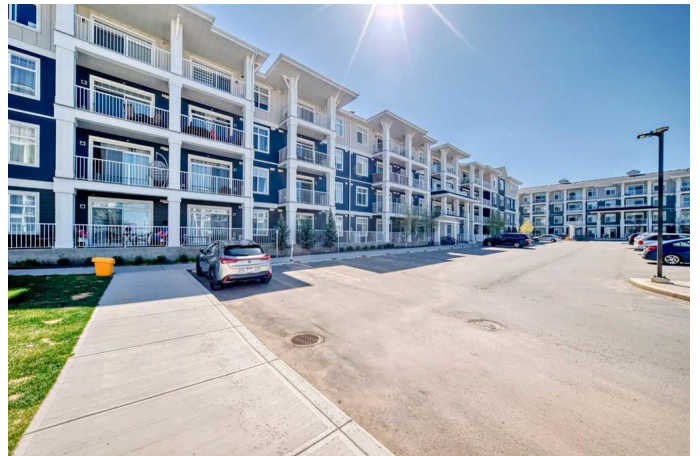
Built in 2021

Essential Information

MLS® # A2216245

Price \$317,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	532
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	225, 400 Auburn Meadows Common
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K7

Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	M-2
HOA Fees	484
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.