

\$394,800 - 403, 130 Auburn Meadows View Se, Calgary

MLS® #A2261465

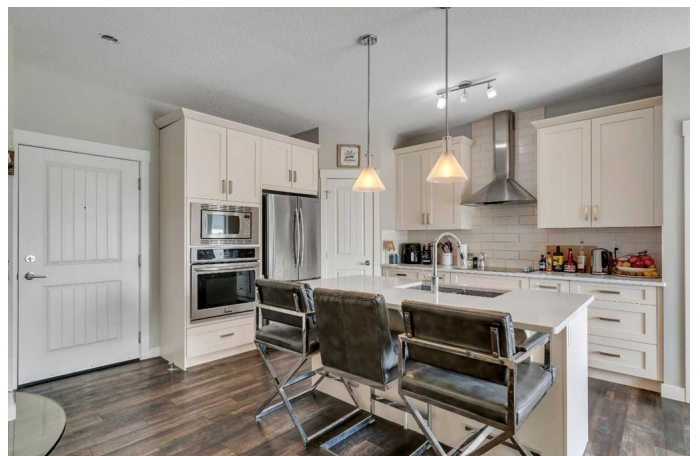
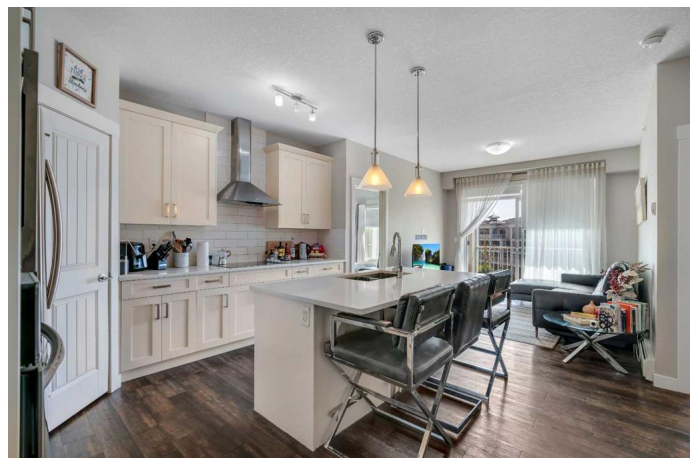
\$394,800

2 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top floor, maintenance-free living awaits in this highly sought after lake community offering year round activities and exceptional lifestyle opportunities. Modern finishes and grand 9'™ ceilings enhance the open floor plan with durable vinyl plank flooring uniting each space. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances, timeless subway tile, a centre island to casually gather and a pantry for extra storage. Entertain friends in the adjacent dining area or unwind in the inviting living room that flows seamlessly to the balcony through a patio slider. Enjoy indoor and outdoor living with a covered south facing balcony that includes a gas line for easy barbeque hosting while soaking up the sunshine. Air conditioning ensures comfort throughout the seasons. Retreat to the primary bedroom complete with a private ensuite boasting dual sinks and an oversized shower. A second bedroom is thoughtfully placed on the other side of the unit along with a 4pc bathroom providing ultimate privacy. In-suite laundry adds everyday convenience. Titled underground parking and an assigned storage locker further elevate the value of this well managed building. Location is unmatched with Auburn Station commercial amenities, transit, Prince of Peace School and Auburn Bay Dog Park all within walking distance. Seton's™ shops, restaurants, YMCA and the South Health Campus are a quick drive away. Best of all, residents enjoy



access to Auburn Lake with swimming,
boating, fishing, skating and community events
creating a vibrant year round lifestyle. This top
floor home combines modern comfort,
functional design and the unmatched lifestyle
of Auburn Bay!

Built in 2016

Essential Information

MLS® #	A2261465
Price	\$394,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 130 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P3

Amenities

Amenities	Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage
-------------------	--

Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	7
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.