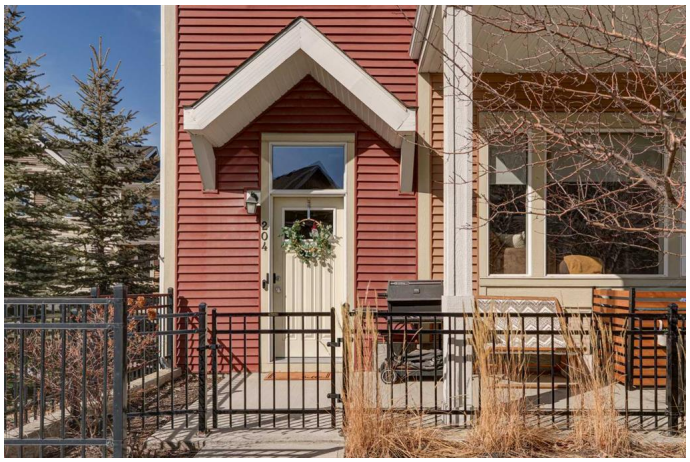
$484,900 - 204 Auburn Meadows Walk Se, Calgary

MLS® #A2204040

$484,900
2 Bedroom, 2.00 Bathroom, 1,197 sqft
Residential on 0.00 Acres



Auburn Bay, Calgary, Alberta

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bayâ€™s 43-acre lake,

private park, and beach. With South Health Campus and Setonâ€™s amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer!

Built in 2014

Essential Information

MLS® #	A2204040
Price	$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	204 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

Amenities

Amenities	Recreation Facilities, Clubhouse, Picnic Area, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Sauna
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	43
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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