

# \$350,000 - 406, 110 Auburn Meadows View Se, Calgary

MLS® #A2238354

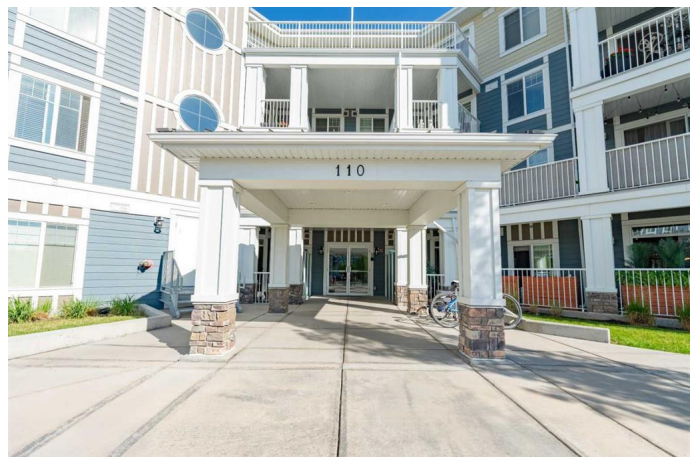
**\$350,000**

2 Bedroom, 1.00 Bathroom, 757 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your immaculately maintained 2-bedroom condo in Auburn Walk, nestled in the heart of the vibrant, family-friendly community of Auburn Bay. From the moment you step inside, youâ€™ll notice how meticulously cared for this home is â€“ it feels as fresh and inviting as the day it was built! Thoughtfully designed, this bright unit features durable vinyl flooring throughout and an ideal layout with bedrooms smartly positioned on opposite sides, offering privacy and versatility for guests, roommates, or a home office. The open-concept living and dining area is warm and welcoming, with a stylish kitchen that includes stainless steel appliances, quartz countertops, a convenient pantry, and a cozy dining nook â€“ or enjoy casual meals at the eat-up breakfast bar. Just off the kitchen, youâ€™ll appreciate the full-sized laundry tucked neatly away for ultimate convenience. The spacious primary suite is your private retreat, complete with a generous walk-through closet featuring mirrored doors that lead into the well-appointed 4-piece bathroom. Here, unwind in the deep soaker tub and enjoy the dual access design â€“ practical for both you and your guests. The second bedroom is equally impressive, boasting plenty of storage and a brand-new Murphy bed thatâ€™s never been used â€“ perfect for maximizing your space while keeping things tidy and functional. One of this condoâ€™s most remarkable features is the massive, south-facing covered balcony. At



over 300 sq ft, it's truly an extension of your living space – imagine morning coffee in the sun, evenings with friends, or simply relaxing in your own private outdoor oasis all summer long. Additional highlights include built-in A/C to keep you comfortable year-round, an assigned storage locker, and a tandem parking stall for two vehicles located just steps from the door to the parkade – a rare convenience you'll love. Plus, your unit is right next to the elevator, making groceries and move-ins a breeze. Living in Auburn Walk means you're just moments away from everyday essentials and neighbourhood favourites – the Co-Op, Tim Hortons, a local pub, and more are all just steps from your front door. Plus, as a resident of Auburn Bay, you'll enjoy coveted 4-season lake access where you can swim, skate, paddleboard, or simply relax by the water whenever you wish. Don't miss your chance to own this move-in-ready gem with a show-home feel in one of SE Calgary's most sought-after lake communities. Welcome home!

Built in 2017

## Essential Information

MLS® #	A2238354
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	757
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	406, 110 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2M2

## Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Tandem, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Wood Frame

## Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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