

# \$349,900 - 413, 200 Auburn Meadows Common Se, Calgary

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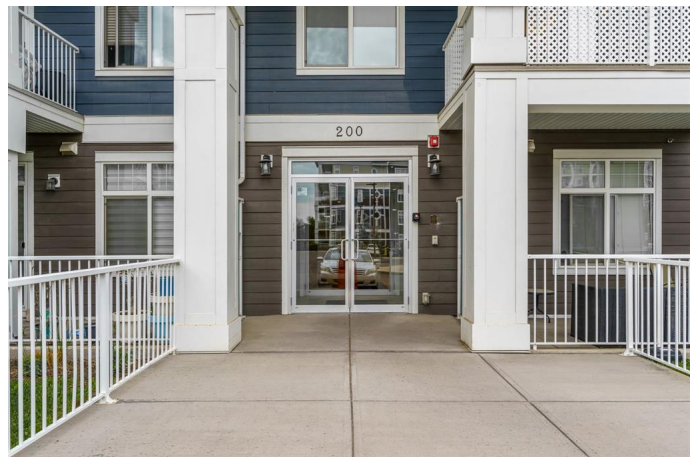
MLS® #A2253857

**\$349,900**

2 Bedroom, 2.00 Bathroom, 696 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience luxury living in a fully upgraded almost 700 square foot top-floor unit in the prestigious lake community of Auburn Bay. Step into this bright, beautifully designed 2 bed 2 bath condo that embodies high quality and functional living with thoughtful design, soaring ceilings, and an open-concept layout. Boasting a modern chef's kitchen with sleek quartz countertops, custom tile backsplash, stainless steel appliances including a chimney style hood fan, and a spacious island that doubles as your dining table, prep station, or home office hub. Step outside and onto the convenient covered West-facing balcony, with peaceful mountain views and a BBQ gas hookup—perfect for sipping coffee or evening relaxation. The primary suite includes double room closet and a spa-inspired ensuite with vanities, and glass shower. For maximum privacy, the other bedroom can be found on the opposite end of the unit, with an additional ensuite and roomy closet, perfect for guests or roommates. Additional highlights include luxury vinyl plank flooring, A/C, full-size washer/dryer in a dedicated laundry room with pantry, and a titled underground parking stall with attached storage locker. This pet-friendly complex is steps from Auburn Bay Lake, walking trails, schools, CO-OP, restaurants, public transit, and South Health Campus. It is also located mere minutes from the Seton YMCA and quick access to both Deerfoot and



Stoney Trail for an easy commute. Whether you're buying your first home or investing, this pristine, well-located condo offers incredible value in a thriving community.

Built in 2019

**Essential Information**

MLS® #	A2253857
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	696
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	413, 200 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A8

**Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard

Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	September 9th, 2025
Days on Market	4
Zoning	M-2 d210
HOA Fees	500
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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