

# \$284,900 - 305, 400 Auburn Meadows Common Se, Calgary

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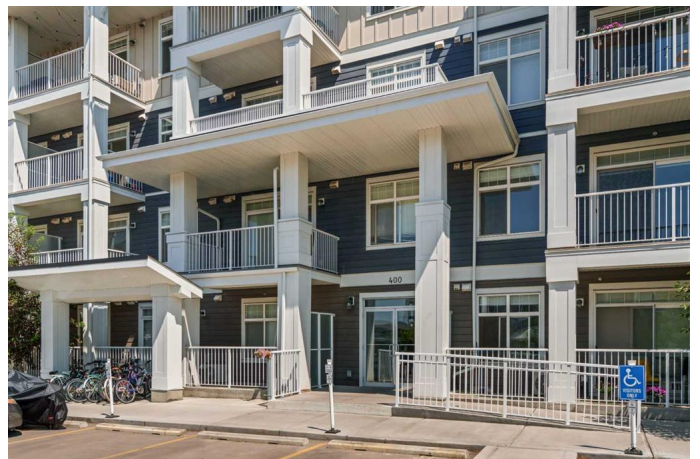
MLS® #A2232128

**\$284,900**

2 Bedroom, 1.00 Bathroom, 531 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your new home in the heart of Auburn Bay! This bright and beautifully maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, convenience, and lifestyle. Situated in the sought-after Auburn Rise complex, you're just steps from the incredible amenities of both Auburn Bay and Mahogany, making this a prime opportunity for first-time buyers or investors looking for a turnkey property. Freshly painted and move-in ready, the home features a stylish kitchen with white shaker cabinets, quartz countertops, stainless steel appliances, and a spacious island with seating and extra storage. The kitchen flows seamlessly into the open-concept dining and living areas, creating an inviting space to relax or entertain. Enjoy the natural light of the west-facing unit, with large windows and a balcony that overlooks a peaceful courtyard, perfect for sunny evenings or weekend barbecues, complete with a gas line. The generous primary bedroom boasts a large closet and courtyard views, while the second bedroom offers flexibility as a guest room, office, media room, or additional storage. The unit also includes a well-appointed 4-piece bathroom, in-suite laundry, and extra interior storage for added convenience. The property includes a titled parking stall, a separate storage locker, and is located in a pet-friendly building! Residents of Auburn Rise enjoy



access to Auburn Bay Lake, one of Calgary's top private lakes, complete with a splash park, picnic areas, tennis and volleyball courts, and more. Just a short walk to the South Health Campus, the largest YMCA in North America, and the Seton Retail District, this home offers the ultimate in location, lifestyle, and value. Don't miss your chance to own this beautiful home and start building equity today!

Built in 2022

**Essential Information**

MLS® #	A2232128
Price	\$284,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	305, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K7

**Amenities**

Amenities	Other
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Underground, Titled

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	June 18th, 2025
Days on Market	1
Zoning	M-2 d210
HOA Fees	516
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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