

# \$274,900 - 109, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2203564

**\$274,900**

1 Bedroom, 1.00 Bathroom, 500 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE Sun Mar 30, 2-4:30pm...

Welcome to this inviting 1-bedroom, 1-bathroom condo in the highly desirable lake community of Auburn Bay! This well-appointed home offers a thoughtful layout designed for comfort and convenience. The open-concept floor plan features a stylish kitchen equipped with stainless steel appliances, quartz countertops, ample cabinetry, and durable laminate flooring, creating a perfect space for cooking and entertaining. The living area is bright and welcoming, with plenty of room for relaxation. The bedroom offers cozy carpeted flooring and features a walk-through closet that conveniently connects to the 3-piece bathroom, providing a seamless flow for added privacy and ease. The bathroom is equipped with a walk in shower, modern fixtures, and plenty of counter space for your daily routine. Additional features include in-suite laundry for added convenience, air conditioning for year-round comfort, a private ground level walkout balcony perfect for morning coffee or evening relaxation and an access gate from patio allows easy access to go for a stroll. Also comes with a designated parking stall with access to bike racks in the parkade for added convenience. Living in Auburn Bay means embracing a vibrant lifestyle with year-round lake access. Spend summer days at Auburn Bay Lake swimming, paddleboarding, or relaxing on the sandy beach, and enjoy winter activities like skating and ice fishing. Auburn House offers a variety of events and programs,



making it easy to connect with the community. The area also boasts parks, playgrounds, scenic walking paths, and easy access to major amenities. With schools, shopping, dining, and the South Health Campus just minutes away, Auburn Bay offers the perfect balance of recreation and convenience. Don't miss your chance to experience the incredible lifestyle this beautiful condo and community have to offer!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203564          |
| Price          | \$274,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 500               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 109, 100 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 3H2                          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Park, Playground, Storage |
| Parking Spaces | 1  |
| Parking        | Parkade  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 12               |
| Zoning         | M-2              |
| HOA Fees       | 507              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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