



THE A-TEAM

RE/MAX FIRST

500 AUBURN MEADOWS Common #115, Calgary T3M 3P5

MLS#: A2161677 Area: Auburn Bay Listing Date: 08/30/24 List Price: \$368,000
Status: Active County: Calgary Change: -\$11k, 12-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2022

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: 654
Low Sqft:
Ttl Sqft: 654

Heated Garage, Parkade, Stall, Underground

DOM

19
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Playground

Construction: Cement Fiber Board
Flooring: Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$234 Title: Fee Simple Zoning: M-2 d210

Legal Desc:

2211231

Fee Freq:  
**Monthly**

Remarks

Pub Rmks:

**Don't miss the exceptional opportunity to own or invest in a highly sought-after main-level apartment in the prestigious lake community of Auburn Bay. This impressive 2-bedroom, 2-bathroom residence boasts a spacious layout, a well-appointed kitchen with premium countertops and stainless-steel appliances, and a sizable island perfect for culinary enthusiasts. Ideal for young professionals, the property offers ample space to establish a home office or den. Additional features include in-suite laundry, a designated locker in the parkade for extra storage, and a titled underground parking stall for added convenience. Situated just a short 5-minute drive from essential amenities and recreational facilities, including grocery stores, dining options, and community activities. Enjoy exclusive access to the community beach, making this property a lucrative investment opportunity not to be missed.**

Inclusions:

**None**

Property Listed By:

**Optimum Realty Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







