



THE
A-TEAM

**RE/MAX
FIRST**

130 AUBURN MEADOWS View #202, Calgary T3M 2P3

MLS®#: **A2162295**

Area: **Auburn Bay**

Listing Date: **09/22/24**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **530**
Low Sqft:
Ttl Sqft: **530**

Titled, Underground

DOM

60

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Storage**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`3" x 7`11"	Living Room	Main	11`11" x 10`9"
Bedroom - Primary	Main	10`0" x 8`10"	Bedroom	Main	9`2" x 8`10"
4pc Bathroom	Main	7`11" x 4`11"	Foyer	Main	5`10" x 3`11"
Laundry	Main	2`11" x 2`11"	Balcony	Main	21`6" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1611631**

Remarks

Pub Rmks: **Welcome to this beautiful condo in Auburn Walk, nestled in the heart of the stunning LAKE community of Auburn Bay! This charming 2-bedroom, 1-bathroom condo offers the perfect combination of comfort, modern upgrades, and lakeside living. With 530 square feet of carefully designed space, this home exudes warmth and style with vinyl flooring, plush new carpet, new lighting in kitchen in living room, and freshly painted walls, making it truly move-in ready. Step into a bright and open-concept living area with large windows that invite natural light to fill the room, while the updated finishes create a cozy yet modern atmosphere. The kitchen boasts sleek cabinetry, stainless steel appliances, and a convenient breakfast bar, perfect for casual dining. One of the highlights of this unit is the spacious balcony, providing the perfect spot to unwind with a morning coffee or entertain guests in the evening. For those who love outdoor grilling, the gas hookup ensures your BBQs are a breeze! The primary bedroom comfortably fits a king-sized bed and offers ample closet space, while the second bedroom is equally versatile, ideal for a guest room or home office. The shared bathroom features modern fixtures and a clean, contemporary design. Additional perks include in-suite laundry, an assigned storage locker, and a heated underground parking stall, ensuring convenience and comfort year-round. Plus, being part of the Auburn Bay community means you have exclusive access to the lake, parks, and pathways—enjoy all the activities and beauty this serene neighborhood has to offer. This beautiful condo combines convenience, comfort, and the charm of lake community living. Don't miss out—book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





