



THE
A-TEAM

**RE/MAX
FIRST**

500 AUBURN MEADOWS COMMON #109, Calgary T3M 3P5

MLS® #: **A2162971**

Area: **Auburn Bay**

Listing Date: **09/05/24**

List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **756**
Low Sqft:
Ttl Sqft: **756**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Concrete,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave,Range,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities: **Cable Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`8" x 9`0"	4pc Bathroom	Main	7`11" x 5`0"
Bedroom - Primary	Main	11`5" x 10`4"	4pc Ensuite bath	Main	7`11" x 7`6"
Kitchen	Main	13`3" x 9`9"	Living Room	Main	12`0" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$334

Title:
Fee Simple

Zoning:
M-2 d210

Fee Freq:
Monthly

Legal Desc: **2211231;659**

Remarks

Pub Rmks: **Welcome to your dream home in Auburn Bay! This beautifully appointed 2-bedroom, 2-bathroom condo offers a perfect blend of modern elegance and comfort. Step into the heart of the home - a gourmet kitchen equipped with the finest stainless steel appliances, complemented by a breathtaking quartz waterfall island. The open-concept layout, considered the best in the building, ensures a seamless flow between the kitchen, dining, and living areas, perfect for both daily living and entertaining. This stunning Loge! 2022-built apartment boasts 756 sq ft of modern luxury living.**

Inclusions: **N/A**
Property Listed By: **Index Realty Brokerage Alberta Inc.**

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