



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 AUBURN MEADOWS View #401, Calgary T3M 2M2**

MLS® #: **A2168743**

Area: **Auburn Bay**

Listing Date: **09/26/24**

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **860**  
Low Sqft:  
Ttl Sqft: **860**

DOM

**56**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Composite Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 4`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`6"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$462**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	1710905	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p><b>Welcome to unit 401, 110 Auburn Meadows View SE. This two-bedroom, two-bathroom unit has everything, from being on the top floor to amazing mountain views and Lake access. As you enter the bright, open-concept unit, you will notice all the high-end finishes you would expect: Quartz Countertops, Laminate flooring, stainless steel appliances, and in-suite laundry. The Kitchen has beautiful dark cabinetry with quartz counters, a large pantry and Stainless appliances. The living room has plenty of space for entertaining and a dining table. The primary suite is fully equipped with a walk-in closet and a three-piece ensuite bathroom. On your way to bedroom two, you will notice a small den perfect for a home office/computer area. The second bedroom is a nice size and is right beside a four-piece bathroom. On those hot summer days, head over to Auburn Bay Lake and relax on the beach or take a dip in the lake. The lake is a great place to spend your free time, and it has so many great amenities. Last but not least, this unit is within walking distance of all the great shopping that Auburn Bay and Mahogany offer. Restaurants, Grocery stores and many other great shops. Underground heated parking and a storage unit in front of your parking stall round out this fantastic unit. Book your private showing today.</b></p>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Paramount Real Estate Corporation</b>		

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









