



THE A-TEAM

RE/MAX FIRST

400 AUBURN MEADOWS Common #412, Calgary T3M 3K7

MLS®#: A2175879 Area: Auburn Bay Listing Date: 10/30/24 List Price: \$354,500
Status: Active County: Calgary Change: None 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: Parkade, Underground

Finished Floor Area
Abv Sqft: 655
Low Sqft:
Ttl Sqft: 655

DOM
23
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)
Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Boiler
Sewer:
Ext Feat: Balcony, BBQ gas line

Construction: Vinyl Siding, Wood Siding
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave
Int Feat: Ceiling Fan(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen With Eating Area, Living Room, 3pc Ensuite bath, Entrance, Laundry, Bedroom - Primary, 4pc Bathroom, Balcony, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$318

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 2111291

Remarks

Pub Rmks: **Welcome to this beautiful south facing -2-bedroom condo located on the top floor with only ONE common wall for added privacy and less noise. This unit offers a beautiful sunrise with an abundance of natural light. Pride of ownership is evident throughout, well taken care of with upgrades makes this one stand out. Enjoy access to the Lake, perfect for summer relaxation and recreational activities. This condo includes titled underground parking with additional storage, providing convenience and security. Situated close to essential amenities and South Health Campus. Ideal location for both comfort and accessibility!**

Inclusions: none
Property Listed By: Grand Realty

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







