



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**500 AUBURN MEADOWS Common #305, Calgary T3M 3P5**

MLS® #: **A2177826**      Area: **Auburn Bay**      Listing Date: **11/08/24**      List Price: **\$269,900**  
 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: **513**  
 Low Sqft:  
 Ttl Sqft: **513**

DOM

**43**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Baseboard**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14` 11" x 9` 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16` 8" x 6` 1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6` 0" x 4` 0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10` 3" x 9` 1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9` 1" x 5` 1"</b>			

Legal/Tax/Financial

Condo Fee: **\$245**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq: **Monthly**  
 Legal Desc: **2211231**

Remarks

Pub Rmks: **Welcome home to the sought-after neighborhood of Auburn Bay! This stunning 1-bedroom apartment seamlessly combines practicality and contemporary design. Great value, low condo fees and so much more are waiting for you in this one! Enjoy a long list of upgrades including high-end kitchen appliances, modern quartz countertops, a BBQ gas line, full-height shaker cabinets, luxury vinyl plank flooring throughout, and premium finishing materials. Its 9-foot ceilings, well-designed layout, and huge covered balcony give this unit great functionality. The unit comes with convenient above-ground titled parking (#51) and a secure underground storage locker (#305). Easy access to major arteries including 52nd Street, Stoney Trail, and Deerfoot Trail make commuting a breeze. A full range of grocery, retail, and service establishments lie within easy walking distance in Auburn Bay or just across the street in Mahogany. The Auburn Rise complex is pet-friendly, and there is an abundance of off-leash parks and green spaces for your four-legged friends to enjoy. Experience the ultimate lifestyle with access to the community beach and year-round activities. Call your agent and book your showing today!**

Inclusions: **Curtains**  
Property Listed By: **CIR Realty**

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















