



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

12
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
Living Room	Main	14` 11" x 9` 5"	Kitchen	Main	16` 8" x 6` 1"
Foyer	Main	6` 0" x 4` 0"	Bedroom - Primary	Main	10` 3" x 9` 1"
4pc Bathroom	Main	9` 1" x 5` 1"			

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









