

300 AUBURN MEADOWS Manor #103, Calgary T3M2Y3

MLS®#: **A2181267** Area: **Auburn Bay** Listing Date: **11/28/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **506**
 Low Sqft:
 Ttl Sqft: **506**

DOM
23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 6`11"	Kitchen	Main	8`6" x 9`9"
Dining Room	Main	10`2" x 6`7"	Living Room	Main	10`2" x 10`0"
Laundry	Main	2`11" x 3`3"	Bedroom - Primary	Main	10`7" x 10`2"
Walk-In Closet	Main	7`1" x 3`3"	3pc Ensuite bath	Main	4`11" x 7`10"
Covered Porch	Main	10`5" x 7`10"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$273

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 1811076

Remarks

Pub Rmks: **Why rent when you can buy and experience lake life at Auburn Bay? Welcome to Suite 103 at 300 Auburn Meadows Manor SE, a beautifully appointed main-floor 1-bedroom condo in the highly sought-after community of Auburn Bay. This unit offers an open-concept layout perfect for comfortable living and entertaining. The modern kitchen features stainless steel appliances, sleek countertops, and plenty of cabinet space for all your cooking needs. The spacious living area flows effortlessly into the private, south-facing outdoor patio, which fronts onto peaceful greenspace and includes a gas line for convenient BBQ setups—ideal for enjoying sunny afternoons and summer gatherings. The primary bedroom is a cozy retreat, complete with a large walk-in closet that leads into the bathroom through a cheater ensuite door for added privacy and convenience. This well-designed bathroom enhances the overall functionality of the space. Additional features include in-suite laundry and a dedicated outdoor parking stall with a block heater plug-in, ensuring comfort and convenience throughout the colder months. Being on the main floor offers easy access and added convenience, making it perfect for step-free living. Investors will appreciate the low-maintenance lifestyle and the high rental demand in this growing community, making it a great opportunity for generating rental income or expanding a property portfolio. Living in Auburn Bay means you'll enjoy access to the community's exclusive Auburn Bay Lake, offering year-round recreational activities such as swimming, skating, and paddleboarding. This vibrant neighborhood is also close to Mahogany Village Market, South Health Campus, and a variety of shopping, dining, and fitness options. With easy access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Whether you're a first-time buyer, downsizer, or investor, this condo offers a fantastic opportunity to be part of one of Calgary's most desirable lake communities. Don't miss the chance to call Auburn Bay home!**

Inclusions: Bidet attachment in toilet
Property Listed By: CIR Realty

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









