



THE
A-TEAM

**RE/MAX
FIRST**

400 AUBURN MEADOWS Common #412, Calgary T3M 3K7

MLS®#: **A2186875**

Area: **Auburn Bay**

Listing Date: **01/10/25**

List Price: **\$365,000**

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**

DOM

22

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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	10`10" x 12`4"	Bedroom - Primary	Main	10`0" x 8`11"
Living Room	Main	10`6" x 12`4"	4pc Bathroom	Main	8`5" x 4`11"
3pc Ensuite bath	Main	8`5" x 4`11"	Balcony	Main	6`3" x 11`11"
Entrance	Main	6`6" x 4`3"	Bedroom	Main	10`1" x 8`10"
Laundry	Main	3`3" x 7`1"			

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







