

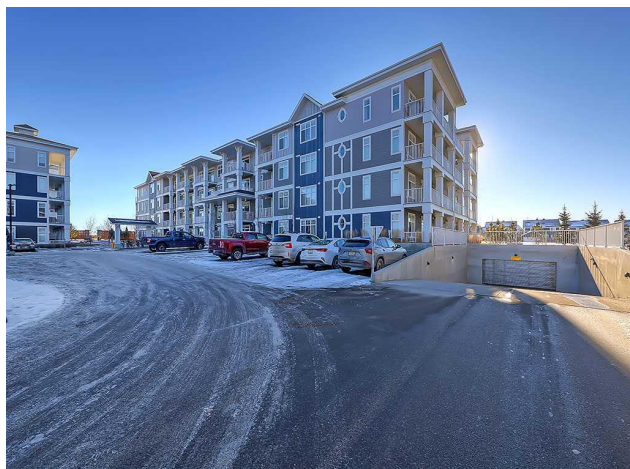


THE
A-TEAM

**RE/MAX
FIRST**

300 AUBURN MEADOWS Common #411, Calgary T3M 3E7

MLS®#: **A2187576** Area: **Auburn Bay** Listing Date: **01/16/25** List Price: **\$362,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **655**
 Low Sqft:
 Ttl Sqft: **655**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony**

Construction:
Wood Frame

Flooring:
Vinyl

Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 10`1"	Kitchen	Main	12`4" x 11`3"
Bedroom - Primary	Main	10`1" x 8`11"	Bedroom	Main	10`2" x 8`2"
Laundry	Main	7`9" x 3`3"	4pc Bathroom	Main	
3pc Ensuite bath	Main		Balcony	Main	10`11" x 6`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$293

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: **2010086**

Remarks

Pub Rmks: **Stunning Top-Floor condo with mountain views and lake access. Welcome home to this immaculate 1 bedroom + den, 2 full bath located in a sought-after development near shopping, schools and retail. This home offers the perfect blend of luxury, comfort and convenience. Inside you will find a bright open layout with large windows that flood the space with natural light. The modern kitchen boasts quartz counter-tops, sleek cabinetry and plenty of workspace, ideal for entertaining or preparing meals. The living and dining areas flow seamlessly, creating a welcoming environment. The primary bedroom includes a private ensuite, while the den provides a versatile space for a home office, guest room, or additional storage. Enjoy the comfort of AC and feel at ease knowing this unit is like new. Dont miss out on this opportunity to own a top-floor retreat with stunning views and unbeatable location. Call today to book your private showing and "Start Packing".**

Inclusions: **None**
Property Listed By: **Century 21 Foothills Real Estate**

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



