



THE
A-TEAM

**RE/MAX
FIRST**

150 AUBURN MEADOWS Manor #110, Calgary T3M 2S6

MLS® #: **A2193238** Area: **Auburn Bay** Listing Date: **02/07/25** List Price: **\$390,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **813**
 Low Sqft:
 Ttl Sqft: **813**

DOM

15

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: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`11"	Kitchen	Main	14`8" x 11`2"
Dining Room	Main	14`3" x 10`4"	Living Room	Main	8`6" x 11`0"
Bedroom	Main	12`5" x 10`8"	Bedroom - Primary	Main	10`8" x 10`8"
4pc Ensuite bath	Main	10`10" x 5`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$457

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 1711282

Remarks

Pub Rmks: **Welcome to Regatta at Auburn Bay! This 2 bedroom main floor unit is perfect for roommates, with the two bedrooms separated by the living area! Upgraded finishings like quartz countertops in the kitchen and bathrooms, soft close drawers, 9' ceilings, neutral vinyl plank flooring, kitchen island with breakfast bar and a great open plan with lots of natural light. The primary has a walk in closet, through to the 4 piece ensuite with double sinks, plus a second 4 piece bath! In suite laundry, titled underground parking and storage, lake access and a large enclosed patio for grilling! Come check this out today!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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





