



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 AUBURN MEADOWS View #205, Calgary T3M 2P3**

MLS® #: **A2196725**      Area: **Auburn Bay**      Listing Date: **02/24/25**      List Price: **\$259,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**None,Off Street**

Utilities and Features

Finished Floor Area

Abv Sqft: **504**  
 Low Sqft:  
 Ttl Sqft: **504**

DOM

**0**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**  
 Garage Sz:

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`7" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 2`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`11" x 10`1"</b>
<b>Nook</b>	<b>Main</b>	<b>2`2" x 4`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`7" x 5`10"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>9`4" x 14`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$268**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: **1611631**

Remarks

Pub Rmks: **Welcome to #205 - 130 Auburn Meadows View SE! This charming 1-bedroom, 1-bathroom home is an ideal choice for first-time homeowners. It boasts stylish upgrades like QUARTZ COUNTERTOPS in the kitchen and bathroom, durable VINYL PLANK FLOORING, stainless steel appliances, a sleek SILGRANITE kitchen sink with a contemporary faucet, and soft-close drawers and cabinets throughout. The large BALCONY faces single family semi-detached homes on a quiet peaceful street! Perfectly situated just steps from Auburn Station, you'll enjoy easy access to a CO-OP grocery and gas station, Tim Hortons, medical clinics, and more. Plus, it's near South Health Campus, public transit, and within walking distance of the Future LRT Green Line. This condo includes an assigned STORAGE LOCKER in the underground parkade. Call your favorite realtor to schedule a viewing today!**

Inclusions: **window coverings**

Property Listed By: **Rhinorealty**

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















