



THE A-TEAM

RE/MAX FIRST

150 AUBURN MEADOW Manor #311, Calgary T3M 2S6

MLS® #: A2200373 Area: Auburn Bay Listing Date: 03/07/25 List Price: \$298,000
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:

Stall

Finished Floor Area

Abv Sqft: 516
Low Sqft:
Ttl Sqft: 516

DOM

29
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Boiler, Hot Water
Sewer:
Ext Feat: Balcony, Courtyard

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

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Built-in Features, Closet Organizers, Elevator, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Kitchen, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$281 Title: Fee Simple Fee Freq: Zoning: M-2

Legal Desc: **1711282**

Monthly

Remarks

Pub Rmks: **A beautiful, cozy upper-floor condo unit with 1 bedroom and 1 bathroom, located in the desirable community of Auburn Bay. Open floor plan characterized by 9' ceilings, quartz countertops, ceramic tile backsplash, up-to-ceiling cabinets, and stainless steel appliances. While engineered laminate flooring offers you a firm walking experience and easy-cleaning advantage in the kitchen and living room, the warm carpet on the bedroom floor provides you more relaxed sensation. The spacious bedroom can fit a king or queen bed and features a walk-through closet leading to a full bathroom, and the bathroom opens another door to the living room for extra convenience. Big windows in the living room and bedroom bring in plenty of natural light. The spacious east-facing balcony provides you an ample space for your BBQ or tea time. The unit is equipped with a stacked front-loading washer/dryer. There is an assigned parking stall for this unit with an electrical outlet for winter convenience and a storage cage in the underground parkade. Living in this community, you have the privilege to access the Auburn Bay Lake and a couple of jade-like ponds that offer you exciting lake life. Many amenities, shops, and restaurants are nearby, and close to South Calgary Health Campus and Seton YMCA. Easy access to the Ring Road and the Deerfoot Trail.**

Inclusions: **Window Coverings**
Property Listed By: **Homecare Realty Ltd.**

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







