



THE
A-TEAM

**RE/MAX
FIRST**

130 AUBURN MEADOWS View #306, Calgary T3M 2P3

MLS® #: **A2201388**

Area: **Auburn Bay**

Listing Date: **03/12/25**

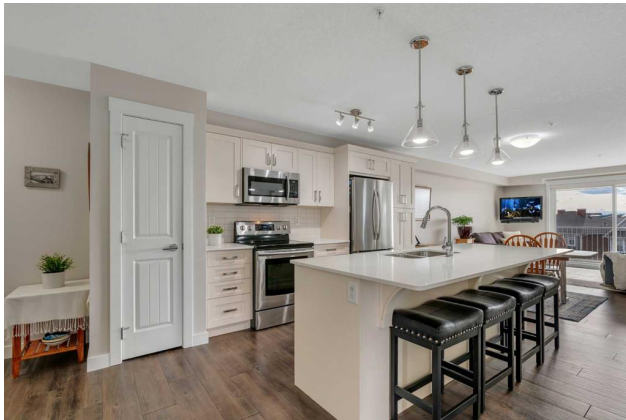
List Price: **\$387,500**

Status: **Pending**

County: **Calgary**

Change: **-\$12k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

DOM

42

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Access:

Lot Feat:

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee:		Title:	Zoning:		
\$516		Fee Simple	DC		
		Fee Freq:			
		Monthly			
Legal Desc:	1611631				
Remarks					

Pub Rmks:

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay! Offering modern finishes, an open-concept layout, and stunning natural light, this home is perfect for first-time buyers, downsizers, or investors. Step into a spacious living area with contemporary flooring, neutral tones, and a private balcony with mountain views—ideal for morning coffee or evening relaxation. The stylish kitchen boasts stainless steel appliances, quartz countertops, and ample cabinet space. The primary bedroom features a walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a roommate setup. Additional features include in-suite laundry and titled underground parking. This pet-friendly building is just minutes from Auburn Bay Lake, shopping, dining, parks, and South Health Campus. Easy access to major roadways makes commuting a breeze. Don't miss this incredible opportunity—schedule your showing today!

Inclusions:

Tv Wall Mounts

Property Listed By:

RE/MAX Realty Professionals

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

