



THE
A-TEAM

**RE/MAX
FIRST**

100 AUBURN MEADOWS Manor #109, Calgary T3M 3H2

MLS® #: **A2203564**

Area: **Auburn Bay**

Listing Date: **03/21/25**

List Price: **\$274,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **500**
Low Sqft:
Ttl Sqft: **500**

DOM

30

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Wall/Window**
Int Feat: **Air Conditioner, Washer, Window Coverings**
Utilities: **Kitchen Island, Open Floorplan, Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`4" x 9`7"	Living Room	Main	10`1" x 10`9"
Dining Room	Main	10`1" x 7`8"	Bedroom	Main	10`7" x 10`2"
3pc Bathroom	Main	6`9" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$291

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Legal Desc:	2011239	Monthly	Remarks
Pub Rmks:	<p>Welcome to this inviting 1-bedroom, 1-bathroom condo in the highly desirable lake community of Auburn Bay! This well-appointed home offers a thoughtful layout designed for comfort and convenience. The open-concept floor plan features a stylish kitchen equipped with stainless steel appliances, quartz countertops, ample cabinetry, and durable laminate flooring, creating a perfect space for cooking and entertaining. The living area is bright and welcoming, with plenty of room for relaxation. The bedroom offers cozy carpeted flooring and features a walk-through closet that conveniently connects to the 3-piece bathroom, providing a seamless flow for added privacy and ease. The bathroom is equipped with a walk in shower, modern fixtures, and plenty of counter space for your daily routine. Additional features include in-suite laundry for added convenience, air conditioning for year-round comfort, a private ground level walkout balcony perfect for morning coffee or evening relaxation and an access gate from patio allows easy access to go for a stroll. Also comes with a designated parking stall with access to bike racks in the parkade for added convenience. Living in Auburn Bay means embracing a vibrant lifestyle with year-round lake access. Spend summer days at Auburn Bay Lake swimming, paddleboarding, or relaxing on the sandy beach, and enjoy winter activities like skating and ice fishing. Auburn House offers a variety of events and programs, making it easy to connect with the community. The area also boasts parks, playgrounds, scenic walking paths, and easy access to major amenities. With schools, shopping, dining, and the South Health Campus just minutes away, Auburn Bay offers the perfect balance of recreation and convenience. Don't miss your chance to experience the incredible lifestyle this beautiful condo and community have to offer!</p>		
Inclusions:	TV Mount & Brackets		
Property Listed By:	RE/MAX Realty Professionals		

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







