



THE
A-TEAM

**RE/MAX
FIRST**

110 AUBURN MEADOWS View #302, Calgary T3M2M2

MLS® #: **A2206240**

Area: **Auburn Bay**

Listing Date: **03/28/25**

List Price: **\$393,500**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-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: **896**
Low Sqft:
Ttl Sqft: **896**

DOM

26

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer

Int Feat:

Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 10`1"	Kitchen	Main	11`10" x 10`1"
Dining Room	Main	8`9" x 6`6"	Bedroom - Primary	Main	13`4" x 9`10"
3pc Ensuite bath	Main	8`2" x 4`10"	Walk-In Closet	Main	7`5" x 3`9"
Bedroom	Main	10`1" x 9`0"	4pc Bathroom	Main	8`2" x 4`10"
Laundry	Main	6`7" x 5`0"	Balcony	Main	21`4" x 6`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1710905

Remarks

Pub Rmks:

Welcome to this fabulous two-bed 2-bath condo nestled in the highly desirable community of Auburn Bay. This air-conditioned corner unit features an inviting open-concept floor plan, with extra windows to give you both north and west exposure, and mountain views. The kitchen boasts ample cabinet space, stainless-steel appliances, granite countertops, and a large island with eating bar. The spacious living room provides the perfect setting for relaxation and entertainment, with windows on 2 sides, vinyl plank flooring, and it conveniently opens to a 21 foot long covered deck with BBQ gas line—an ideal spot to unwind and enjoy the outdoors. This home has two generous sized bedrooms, with the primary having a walk-in closet and 3-piece ensuite. The owner has also invested significantly to make the primary bedroom and ensuite accessible for individuals with disabilities or wheelchair needs, while maintaining full functionality for those without these requirements. Additionally, there's a 2nd 4-piece bath and in-suite laundry for your convenience. This home includes a titled underground parking stall with a storage locker directly in front and there is also plenty of visitor parking for guests. You'll appreciate the proximity to various amenities, including restaurants, grocery stores, pubs, shopping, parks, playgrounds, schools, transit all within a very short walk and just a few minutes to the lake. Whether you're a downsizer, first-time homebuyer or a savvy investor, this property offers great value. Call today to book your private viewing today! Builder size including the balcony-1078 sq ft

Inclusions:

Bedroom TV & Mount

Property Listed By:

2% Realty

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







