

**115, 500 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2161677**



**\$368,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 234
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Don't miss the exceptional opportunity to own or invest in a highly sought-after main-level apartment in the prestigious lake community of Auburn Bay. This impressive 2-bedroom, 2-bathroom residence boasts a spacious layout, a well-appointed kitchen with premium countertops and stainless-steel appliances, and a sizable island perfect for culinary enthusiasts. Ideal for young professionals, the property offers ample space to establish a home office or den. Additional features include in-suite laundry, a designated locker in the parkade for extra storage, and a titled underground parking stall for added convenience. Situated just a short 5-minute drive from essential amenities and recreational facilities, including grocery stores, dining options, and community activities. Enjoy exclusive access to the community beach, making this property a lucrative investment opportunity not to be missed.