

**424, 400 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2170729**



**\$359,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 310 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Superb location, Top floor west facing balcony, open, bright and cozy, stone counter tops, stainless still appliances, laminated floors, just. Perfect, ideal for the investor or starting family, Underground parking with a designated locker, a must view.