

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

MLS # A2175140



\$339,000

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

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	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.