

**412, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2175879



\$354,500

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	655 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Welcome to this beautiful south facing -2-bedroom condo located on the top floor with only ONE common wall for added privacy and less noise. This unit offers a beautiful sunrise with an abundance of natural light. Pride of ownership is evident throughout, well taken care of with upgrades makes this one stand out. Enjoy access to the Lake, perfect for summer relaxation and recreational activities. This condo includes titled underground parking with additional storage, providing convenience and security. Situated close to essential amenities and South Health Campus. Ideal location for both comfort and accessibility!