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GRASSROOTS
REALTY GROUP

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306, 130 Auburn Meadows View SE
Calgary, Alberta

MLS # A2201388

$399,900

Division:	Auburn Bay
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	959 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 516
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows

Inclusions: Tv Wall Mounts

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay! Offering modern finishes, an open-concept layout, and stunning natural light, this home is perfect for first-time buyers, downsizers, or investors. Step into a spacious living area with contemporary flooring, neutral tones, and a private balcony with mountain views—ideal for morning coffee or evening relaxation. The stylish kitchen boasts stainless steel appliances, quartz countertops, and ample cabinet space. The primary bedroom features a walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or a roommate setup. Additional features include in-suite laundry and titled underground parking. This pet-friendly building is just minutes from Auburn Bay Lake, shopping, dining, parks, and South Health Campus. Easy access to major roadways makes commuting a breeze. Don’t miss this incredible opportunity—schedule your showing today!