

\$325,000 - 315, 100 Auburn Meadows Common Se, Calgary

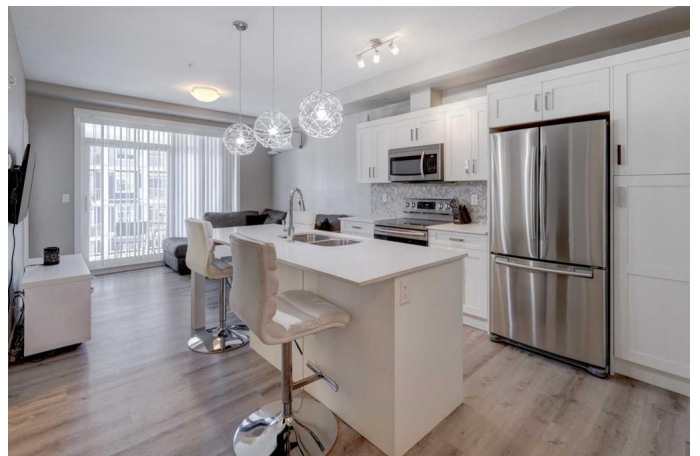
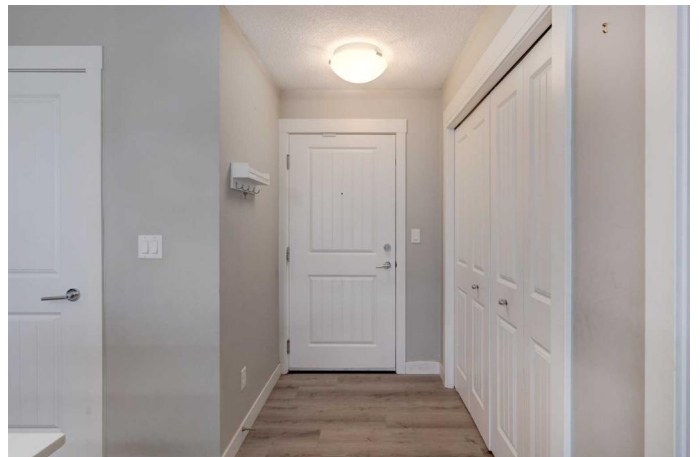
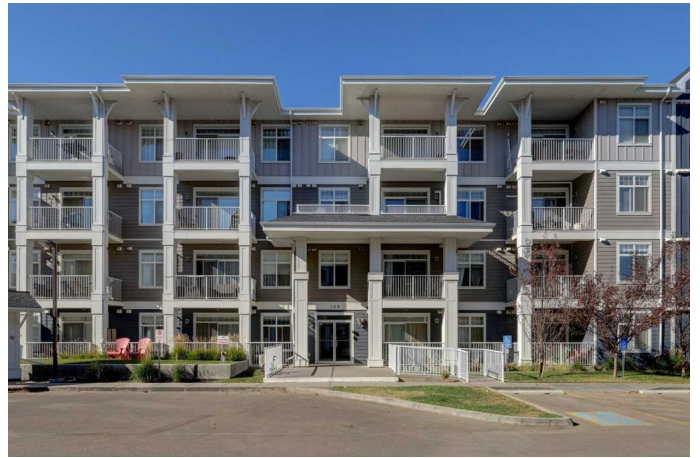
MLS® #A2263157

\$325,000

2 Bedroom, 2.00 Bathroom, 657 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Lake Living in Auburn Bay! Experience the best of lakeside living in one of Calgary's most vibrant and family-friendly communities! This stylish 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and value – ideal for first-time buyers or anyone looking for a low-maintenance lifestyle. Priced at \$325,000, this home combines modern design with unbeatable location and amenities. Located on the third floor, this thoughtfully designed unit offers 656 sq. ft. of bright, open-concept living space. Enjoy one of the largest titled underground heated parking stalls in the building (complete with storage locker) and in-suite laundry featuring a brand-new premium LG washer and dryer. The primary bedroom includes built-in closets and a private 4-piece ensuite with quartz countertops, while the second bedroom – perfect as an office or guest room – sits beside another full bathroom. Step out to your private balcony with a gas line for your BBQ, ideal for relaxing evenings or hosting friends. This well-managed complex keeps condo fees low at just \$302/month, covering heat, water, garbage and snow removal, reserve fund contributions, and more. As an Auburn Bay resident, you'll enjoy exclusive access to the private lake, beach, clubhouse, and year-round community events. Plus, you're just steps away from everything you



need “ shops, cafes, grocery stores, gyms, schools, parks, and the South Health Campus, with Seton’s YMCA and Mahogany Plaza right across the street. If you’ve been dreaming of lake living with city convenience, this home is the perfect match.

Built in 2018

Essential Information

MLS® #	A2263157
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	657
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	315, 100 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 15th, 2025
Days on Market	23
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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