

# \$284,900 - 305, 400 Auburn Meadows Common Se, Calgary

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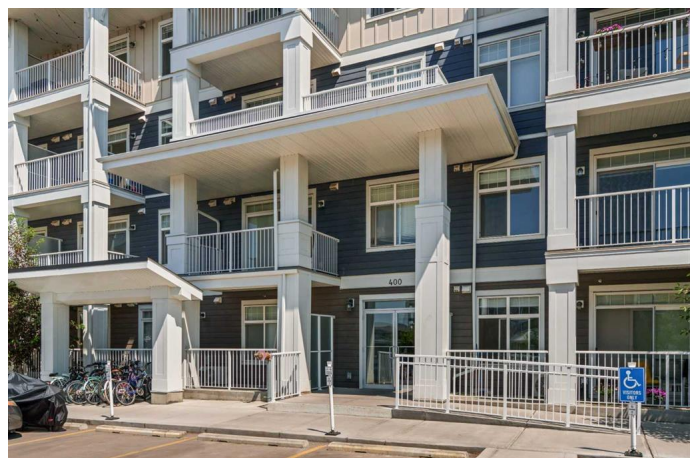
MLS® #A2232128

**\$284,900**

2 Bedroom, 1.00 Bathroom, 531 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your new home in the heart of Auburn Bay! This bright and beautifully maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, convenience, and lifestyle. Situated in the sought-after Auburn Rise complex, you're just steps from the incredible amenities of both Auburn Bay and Mahogany, making this a prime opportunity for first-time buyers or investors looking for a turnkey property. Freshly painted and move-in ready, the home features a stylish kitchen with white shaker cabinets, quartz countertops, stainless steel appliances, and a spacious island with seating and extra storage. The kitchen flows seamlessly into the open-concept dining and living areas, creating an inviting space to relax or entertain. Enjoy the natural light of the west-facing unit, with large windows and a balcony that overlooks a peaceful courtyard, perfect for sunny evenings or weekend barbecues, complete with a gas line. The generous primary bedroom boasts a large closet and courtyard views, while the second bedroom offers flexibility as a guest room, office, media room, or additional storage. The unit also includes a well-appointed 4-piece bathroom, in-suite laundry, and extra interior storage for added convenience. The property includes a titled parking stall, a separate storage locker, and is located in a pet-friendly building! Residents of Auburn Rise enjoy



access to Auburn Bay Lake, one of Calgary’s top private lakes, complete with a splash park, picnic areas, tennis and volleyball courts, and more. Just a short walk to the South Health Campus, the largest YMCA in North America, and the Seton Retail District, this home offers the ultimate in location, lifestyle, and value. Don’t miss your chance to own this beautiful home and start building equity today!

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232128          |
| Price          | \$284,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 531               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 305, 400 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3M 3K7                           |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Other                                                       |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Parkade, Secured, Stall, Titled, Underground |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                      |
| Heating           | Baseboard                                                                                                          |
| Cooling           | None                                                                                                               |
| # of Stories      | 4                                                                                                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 13              |
| Zoning         | M-2 d210        |
| HOA Fees       | 516             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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