

\$325,000 - 117, 200 Auburn Meadows Common Se, Calgary

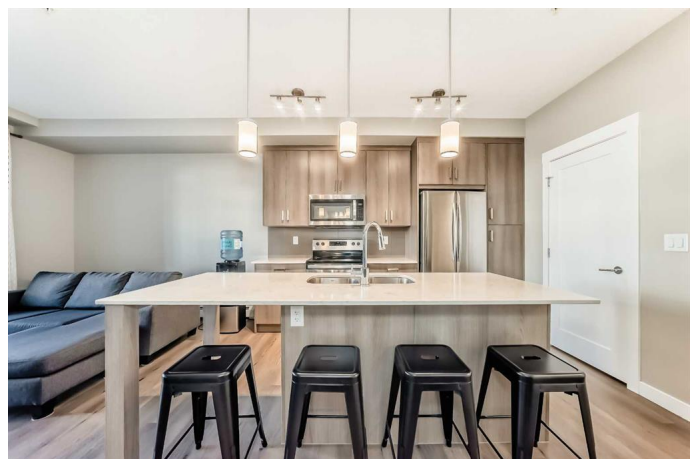
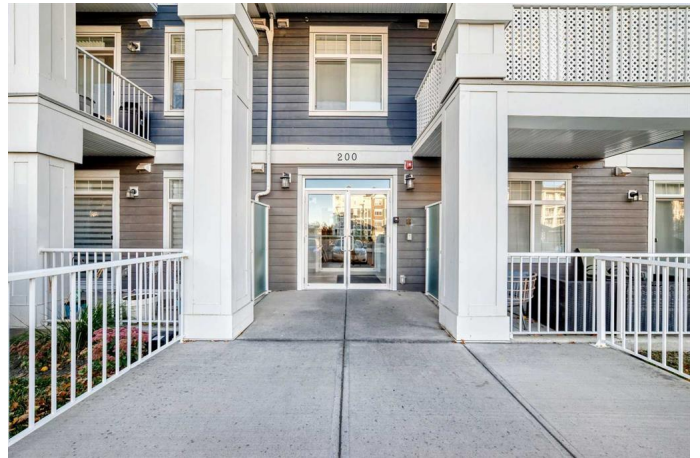
MLS® #A2264791

\$325,000

2 Bedroom, 2.00 Bathroom, 696 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to lakeside living in the premiere community of Auburn Bay! This beautifully maintained 2-bedroom, 2-bathroom condo combines modern comfort with an unbeatable location just steps from the lake, parks, and vibrant amenities. Step inside and enjoy an open-concept layout designed for everyday living and entertaining. The kitchen features sleek cabinetry, stone countertops, stainless steel appliances, and a breakfast bar that flows seamlessly into the bright living area. Large windows fill the space with natural light, and the private balcony offers a perfect spot to relax or enjoy your morning coffee. The primary suite includes a large closet and a private ensuite with walk-in shower, while the second bedroom and full bath provide ideal space for guests, family, or a home office. In-suite laundry adds convenience, and the unit includes a titled underground heated parking stall with a secure storage cage – perfect for keeping your car and gear protected year-round. Living in Auburn Bay means access to a 43-acre freshwater lake, beach, skating rinks, parks, and walking trails, plus proximity to schools, shopping, restaurants, and the South Health Campus. With quick access to major routes like Deerfoot and Stoney Trail, this home truly offers the best of comfort, lifestyle, and location. Experience the perfect blend of modern living and resort-style amenities –



welcome home to Auburn Bay!

Built in 2019

Essential Information

MLS® #	A2264791
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	696
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 200 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A8

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Secured

Interior

Interior Features	Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 15th, 2025
Days on Market	5
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.