# \$399,999 - 120, 400 Auburn Meadows Common Se, Calgary

MLS® #A2222711

#### \$399,999

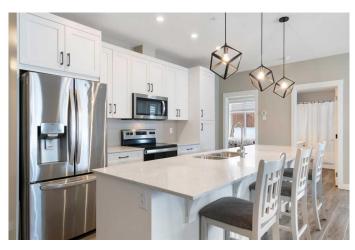
2 Bedroom, 2.00 Bathroom, 924 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

You know that feeling when you walk into a space and instantly feel at home? That's exactly what happens the moment you step into this beautifully upgraded CORNER UNIT in Auburn Bay. Tucked into one of Calgaryâ€<sup>™</sup>s most vibrant lake communities, this ground-floor unit offers the perfect blend of thoughtful design, stylish finishes, and everyday comfort. With 2 bedrooms, 2 full bathrooms, and 923 square feet of functional living space, this home is ideal for first-time buyers, downsizers, or anyone looking to enjoy the convenience of condo life without compromising on style. The kitchen is a total showstopperâ€"fitted with 41― cabinets, upgraded quartz countertops, sleek stainless steel appliances, and an oversized island that offers extra storage and the perfect spot to gather with friends or sip your morning coffee. The open-concept layout flows seamlessly into the bright and spacious living area, where large south-facing windows flood the space with natural light all day long. Bonus you'II find LVP flooring throughout - no carpet! The primary suite is a true retreat, complete with a walk-through closet and a luxurious 4-piece ensuite featuring a linen tower for added storage and an upgraded shower. The second bedroom is spacious and offers loads of natural light and direct access to the 2nd full bathroom. In-suite laundry with a countertop for folding adds convenience with







lots of space for storage. Central air conditioning keeps the space cool during warm summer days. Step outside to your extra-large patio (note the BBQ gas line)â€"perfect for soaking up the sun or enjoying a quiet evening. Plus, you'II love the security and comfort of your titled, heated underground parking stall and included storage locker. Living in Auburn Bay means access to a four-season lake lifestyle, walking paths, parks, and nearby shops and restaurants in Mahogany and Seton. Whether you're heading to the lake on a warm summer day or grabbing a bite at one of the local cafes, everything you need is just minutes away. It's more than just a condoâ€"it's a lifestyle, and it's waiting for you.

Built in 2022

## **Essential Information**

MLS® #	A2222711
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2022
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	120, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 3K7
Amenities	
Amenities Parking Spaces Parking	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking 1 Heated Garage, Parkade, Titled, Underground
Interior	
Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Construction	Composite Siding

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	28
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office Royal LePage Benchmark

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