

# \$374,900 - 401, 110 Auburn Meadows View Se, Calgary

MLS® #A2212315

**\$374,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Unit 401 at 110 Auburn Meadows View SE – a top-floor gem offering stunning mountain views, lake access, and an exceptional lifestyle in Auburn Bay. This bright and stylish two-bedroom, two-bathroom condo features an open-concept layout with upscale finishes throughout, including quartz countertops, rich laminate flooring, stainless steel appliances, and convenient in-suite laundry. The kitchen is beautifully appointed with dark cabinetry, sleek quartz counters, a spacious pantry, and a full stainless appliance package. The living and dining areas provide ample space to entertain or relax, all bathed in natural light. The primary bedroom includes a walk-in closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to a 4-piece bath. A versatile den makes the perfect home office or tech nook. Enjoy access to Auburn Bay Lake – perfect for beach days, swimming, and year-round activities. Plus, you're just a short walk to all the amenities of Auburn Bay and Mahogany, including restaurants, grocery stores, and boutique shops. Heated underground parking and an assigned storage unit complete the package. Don't miss your chance to live in one of Calgary's most sought-after lake communities – book your private showing today!

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2212315          |
| Price          | \$374,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 401, 110 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2M2                         |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Beach Access, Clubhouse, Dog Park |
| Parking Spaces | 1                                 |
| Parking        | Parkade, Underground              |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                             |
| Cooling           | Central Air                                                                                                           |
| # of Stories      | 4                                                                                                                     |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 9                |
| Zoning         | DC               |
| HOA Fees       | 494              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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