

# \$300,000 - 421, 200 Auburn Meadows Common Se, Calgary

---

MLS® #A2220364

**\$300,000**

2 Bedroom, 1.00 Bathroom, 580 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning top-floor unit nestled in one of the most desirable lake communities in the city. This beautifully designed two-bedroom condo offers the perfect combination of modern finishes, functional layout, and unbeatable location—ideal for first-time buyers, downsizers, or investors alike. Step inside and you’re immediately greeted by 9-foot ceilings and wide-plank vinyl flooring that flows seamlessly throughout the space, offering both durability and contemporary charm. The open-concept living and dining area is bathed in natural light, creating an inviting and comfortable atmosphere that’s perfect for both everyday living and entertaining. At the heart of the home, the kitchen is a chef’s dream—featuring a sleek white aesthetic, quartz countertops, stainless steel appliances, an abundance of cabinetry, and a full-sized pantry for all your storage needs. Whether you’re preparing a quick breakfast or hosting a dinner with friends, this kitchen is as functional as it is beautiful. The spacious living room opens directly onto your private balcony, an ideal spot to enjoy morning coffee or unwind at the end of the day. With gas line hook-up already in place, BBQ season is always within reach. From this top-floor vantage point, take in sweeping views of the courtyard and beautiful sunrises that make this space truly special. The two generously sized bedrooms



are thoughtfully separated for privacyâ€”perfect for a home office, guest room, or roommate arrangement. The primary suite offers ample closet space and a serene retreat for rest and relaxation. Additional features include in-suite laundry for added convenience, a titled heated underground parking stall to keep your vehicle safe and warm year-round, and a secure storage locker to keep your seasonal or extra belongings neatly organized. Pet lovers will appreciate that pets are welcome (with board approval). Living in this vibrant community means having exclusive lake accessâ€”whether itâ€™s paddleboarding in the summer or skating in the winterâ€”plus being just minutes from everything you need. Enjoy close proximity to top-rated schools, numerous shopping and dining options, the YMCA, South Health Campus, and easy access to major roadways for effortless commuting. With low condo fees, modern upgrades, and a lifestyle that combines nature, recreation, and urban convenience, this property truly stands out. Whether youâ€™re looking for a smart investment or a place to call home, this condo checks all the boxes. Donâ€™t miss your opportunity to own a top-floor gem in a thriving, amenity-rich neighborhood.

Built in 2019

**Essential Information**

MLS® #	A2220364
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2019
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	421, 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	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

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 9. The trademarks MLS®, Multiple Listing Service® 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.