

\$469,900 - 402, 150 Auburn Meadows Manor Se, Calgary

MLS® #A2195513

\$469,900

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this quiet top-floor corner unit, offering unobstructed mountain views that you can enjoy from your spacious wrap-around deck and large interior windows. This property is truly immaculate, with over \$30,000 that rivals newly constructed show suites. Perfect for entertaining, the deck features a gas line for your BBQ, so you can enjoy outdoor cooking all year round. This unit faces a small park, ensuring that your stunning view will remain unspoiled. Inside, you'll find upgraded appliances throughout, including a kitchen with organized racking in the drawers and cabinets, adding both style and function. A cozy nook off the entrance area offers an ideal space for a home office. The bathrooms have been updated with new low-flow toilets and full-width mirrors for a sleek, modern feel. Additional shelving in all closets, including the pantry, and built-in closet organizers provide plenty of storage space for all your essentials.

The living area is bright and spacious, with an open kitchen featuring a peninsula style breakfast bar, perfect for casual meals or entertaining. Two generously sized bedrooms and two updated bathrooms offer a comfortable living space. Enjoy the convenience of in-suite laundry, a titled underground parking stall. Other features include air conditioning, extra shelving/storage throughout, titled underground parking and secure storage locker. Living in Auburn Bay means more than just a beautiful home;



itâ€™s a lifestyle. With access to Auburn Lake facilities, you can enjoy a variety of year-round activities including swimming, fishing, paddle boarding, skating, tennis, disc golf, and more. Included in this development is an outdoor Bocce court, available to all owners! The community clubhouse offers programs for all ages, along with a gymnasium to help you stay active. Plus, Auburn Off-Leash Dog Park is just a short drive away, making this home ideal for dog lovers. NOTE: The owners rent a second powered, outdoor parking stall, and the stall owner has agreed to extend the lease to the new owners. Current rate is \$75/month. This unit, in this condition, is rare and an incredible opportunity.

Built in 2018

Essential Information

MLS® #	A2195513
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	402, 150 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S6

Amenities

Amenities	Beach Access, Elevator(s), Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Clubhouse
Parking Spaces	1
Parking	Underground, Parkade
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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