

\$329,900 - 215, 300 Auburn Meadows Common Se, Calgary

MLS® #A2233765

\$329,900

2 Bedroom, 2.00 Bathroom, 658 sqft
Residential on 0.00 Acres

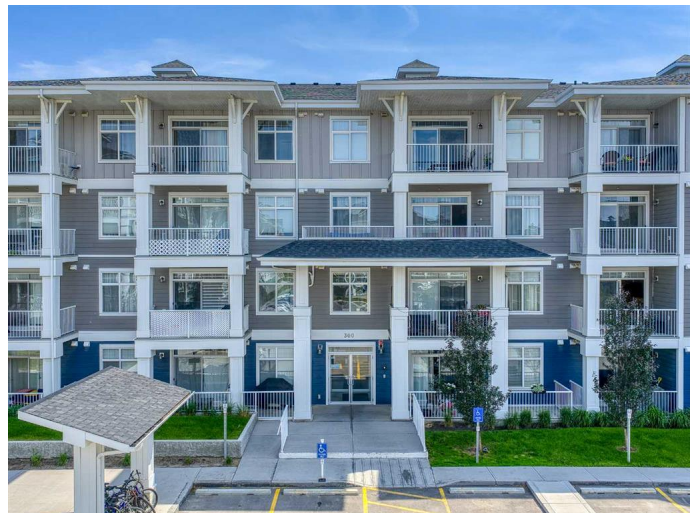
Auburn Bay, Calgary, Alberta

Welcome to lakeside living in Auburn Bay, one of Calgary's most vibrant and family-friendly communities! This beautiful 2-bedroom, 2-bathroom condo is the perfect choice for first-time buyers or anyone seeking a low-maintenance, amenity-rich lifestyle – all for just \$334,900.

Built in 2020 and located on the second floor, this thoughtfully designed unit offers 658 sq.ft. of stylish living space, complete with UNDERGROUND heated Parking, in-suite laundry with Premium LG Washer and Dryer. The primary bedroom features two built-in closets with custom shelving and a private 3-piece ensuite with quartz countertops and an upgraded glass shower. The second bedroom (which can double as an office or guest room) sits next to a full 4-piece bathroom and includes its own closet and ceiling fan. Step outside to your private balcony with a gas line for your BBQ, perfect for evening relaxation or hosting friends.

This well-managed building offers low condo fees at \$293.50/month, which cover heat, water, garbage removal, snow removal, reserve fund contributions, and more. There's also an annual HOA fee of \$508, giving you access to Auburn Bay's private lake, beach, clubhouse, and year-round events.

With shops, cafes, grocery stores, gyms, schools, parks, and the South Health Campus all within walking distance. Seton's



massive YMCA and Mahogany Plaza across the street, youâ€™ll have everything you need right outside your door.
If you're ready to experience lake living, unbeatable convenience, and true value. Contact us today to book your private showing!

Built in 2020

Essential Information

MLS® #	A2233765
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	658
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	215, 300 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E7

Amenities

Amenities	Secured Parking, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island, Quartz Counters
-------------------	---------------------------------

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
# of Stories	1

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	June 27th, 2025
Days on Market	52
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.