

# \$239,000 - 315, 110 Auburn Meadows View Se, Calgary

MLS® #A2256060

**\$239,000**

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautiful third-floor, west-facing condo in the highly desirable lake community of Auburn Bay. Offering the perfect balance of style, comfort, and convenience, this one-bedroom, one-bathroom home is ideal for first-time buyers, downsizers, or investors. Inside, you'll find a thoughtfully designed open-concept layout that makes the most of every square foot. The kitchen is sleek and functional, complete with modern cabinetry, stainless steel appliances, and plenty of counter space for meal prep. The adjoining dining and living areas create a seamless flow for entertaining or relaxing at home. Large windows fill the space with natural light, while the private balcony provides the perfect spot to unwind and enjoy gorgeous west-facing views and evening sunsets. The bedroom offers generous closet space, while a well-appointed bathroom, in-suite laundry, and air conditioning add to the convenience and comfort of this home. Beyond the unit, Auburn Bays lifestyle amenities are unmatched. You'll be within walking distance to the 43-acre lake and a private 13-acre park, featuring skating rinks, a spray park, beach volleyball, and tennis courts. Whether you enjoy an active lifestyle or simply love being near the water, this community has something for everyone. The location is unbeatable close to shopping, schools, parks, the YMCA, and South Health Campus Hospital, plus easy access to Stoney Trail and Deerfoot Trail to get around the city with ease. Call your favorite realtor and book your



showing today!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256060          |
| Price          | \$239,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 500               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 315, 110 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2M2                         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Clubhouse, Parking, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Outside, Stall, Titled              |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                                            |
| Cooling           | Wall Unit(s)                                                                                         |
| # of Stories      | 4                                                                                                    |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 11                   |
| Zoning         | DC                   |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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