

# \$424,900 - 406, 300 Auburn Meadows Common Se, Calgary

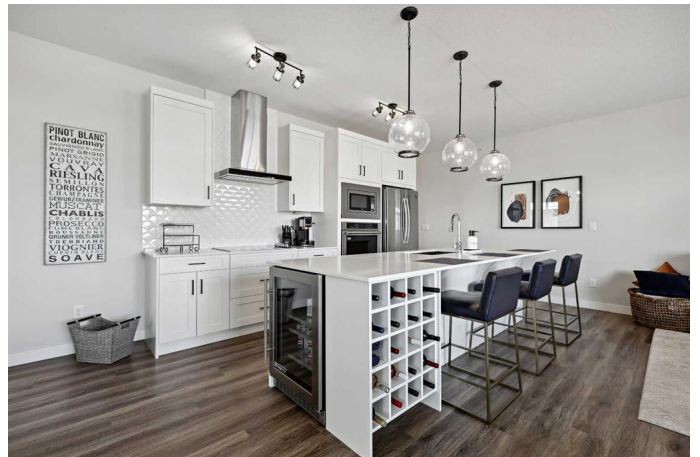
MLS® #A2233453

**\$424,900**

2 Bedroom, 2.00 Bathroom, 918 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to elevated living in the highly sought-after lake community of Auburn Bay, where lifestyle meets luxury. This impressive top-floor corner unit in Auburn Rise offers 2 bedrooms, 2 bathrooms, and an abundance of premium upgrades—all designed to impress. Step inside and be greeted by 9-foot ceilings, an expansive foyer, and oversized windows that flood the space with natural light. The open-concept layout showcases wide plank luxury vinyl flooring throughout, creating a seamless and modern flow. The designer kitchen is a true showstopper—complete with built-in appliances, including a wall oven, microwave, and electric smooth cooktop, plus an upgraded island featuring wine cubbies and a built-in bar fridge. The stunning Bianca undermount sink, full-height tile backsplash (extending behind the hood fan), shaker-style cabinetry, and custom lighting package add timeless elegance to every detail. Unwind in the serene Primary Bedroom featuring a stylish barn door, California Closets touch points through out, a linen tower, and a spa-inspired ensuite with dual vanities and a massive walk-in shower framed by floor-to-ceiling tile. Comfort is further enhanced by two ceiling fans, air conditioning, and custom window coverings. Enjoy quiet evenings or vibrant gatherings on your nearly 20-foot-long private deck, perfectly positioned to take in views of the beautiful neighboring



community of Mahogany. Additional features include: Two underground parking stalls on one Title, a large private storage locker, large laundry room with side-by-side washer & dryer space, wall-mounted TV hookup with power and cable and a classic bright and airy colour palette. Located in the heart of South Calgary, Auburn Bay offers lake access, nearby schools, shopping, restaurants, and endless amenities—all within a vibrant and established community. Whether you're downsizing, investing, or just starting out, this top-floor gem offers the perfect blend of low-maintenance lifestyle and high-end comfort. Welcome home to Auburn Rise—where every detail is elevated.

Built in 2020

**Essential Information**

MLS® #	A2233453
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	406, 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	2
Parking	Parkade, Stall, Tandem, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Electric Cooktop, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Radiant
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Courtyard
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	2
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.