

# \$284,900 - 309, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2247274

**\$284,900**

1 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Lake Living in Auburn Bay!

Step into this beautifully maintained one-bedroom condo on the 3rd floor — the perfect choice for first-time buyers or savvy investors. Bathed in natural light from its east-facing windows, the open-concept living and kitchen area creates a bright and inviting atmosphere.

The kitchen is a true highlight, featuring ceiling-height soft-close white cabinetry, a sleek quartz island, stainless steel appliances, and a full tile backsplash. The spacious bedroom offers a walk-through closet leading directly to a stylish 4-piece ensuite with a walk-in shower and modern vanity.

You™ also enjoy the convenience of in-suite laundry with a stacked washer and dryer. Step outside to your large private patio with a BBQ gas hookup — perfect for morning coffee or summer evenings.

Additional features include 9-foot ceilings and a separate storage locker for all your extras. Located in an unbeatable spot, you™re just steps from Co-Op grocery, the South Health Campus, Auburn Bay Lake, schools, parks, and the dog park. Don™t miss this opportunity to enjoy lake community living with every amenity at your doorstep!

Built in 2019

## Essential Information

MLS® #

A2247274



|                |                   |
|----------------|-------------------|
| Price          | \$284,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 499               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 309, 100 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M3H2                           |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Other, Parking |
| Parking Spaces | 1              |
| Parking        | Stall          |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Vinyl Windows                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| # of Stories      | 4                                                                               |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 36                |
| Zoning         | M-2               |
| HOA Fees       | 509               |
| HOA Fees Freq. | ANN               |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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