

# \$285,000 - 320, 130 Auburn Meadows View Se, Calgary

MLS® #A2229060

## \$285,000

2 Bedroom, 1.00 Bathroom, 531 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This modern and efficient 2-bedroom, 1-bathroom condo is located in the desirable lake community of Auburn Bay. As a ground-floor unit, it features a bright, open-concept layout with durable vinyl plank flooring. The spacious living area opens to a covered patio, which is perfect for outdoor relaxation and provides easy access for pets.

The kitchen is equipped with full-height cabinetry, stainless steel appliances, and an eating bar for casual dining. Recent updates include a brand new washer and dryer, new carpeting, and a fresh coat of paint, making this home truly move-in ready. The bedrooms are well-separated for privacy, and the primary bedroom offers dual closets.

Additional features include in-suite laundry, a titled, heated underground parking stall, and assigned storage. Condo fees are \$289.41 per month and cover heat, water, reserve fund contributions, and more. The Auburn Bay Homeowners Association fee is \$478.65 annually and provides lake access, parks, and community amenities.

Built in 2016, this pet-friendly building is conveniently located just steps away from shopping, restaurants, transit, and a dog park. Immediate possession is available. The sellers are also offering a \$1,500 credit towards legal fees for any unconditional offer accepted before July 1, 2025.



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229060          |
| Price          | \$285,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 531               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 320, 130 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2E1                         |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Visitor Parking      |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Wood Frame

**Additional Information**

Date Listed            June 8th, 2025  
Days on Market        9  
Zoning                 DC  
HOA Fees              479  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Power Properties

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