

# \$279,900 - 403, 300 Auburn Meadows Manor Se, Calgary

MLS® #A2257865

## \$279,900

1 Bedroom, 1.00 Bathroom, 504 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

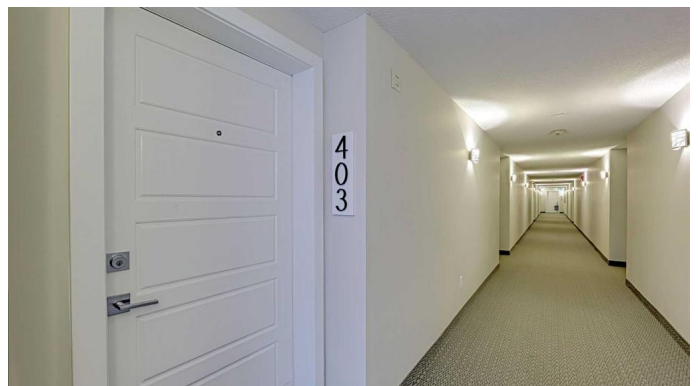
This lovely one bedroom “one bathroom home has everything you need. As you enter the unit, there is a coat closet and washer and dryer to your right. The kitchen to your left with quartz counters and stainless-steel appliances, opens to the dining/living area and has a breakfast bar too. Whilst enjoying the light from the large windows the unit has air conditioning for your comfort. The Bedroom has a walk- thru closet to give direct access to the 3-piece bathroom. Relax on your west-facing deck overlooking the green space below and with a gorgeous view of the mountains. Dinner is not an issue, as there is a gas hookup for your barbeque! To top everything off, there is an Underground parking stall and a storage cage in a secure area. Plus, the building has a bocce ball court and a common patio area that can be booked for your private use.

Auburn Bay is an amazing community, with a 43-acre lake in a 13 acre park. A 7000sq ft. private residents facility and a 5 acre off-lease dog park!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257865  |
| Price     | \$279,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 504               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 403, 300 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2Y3                          |

### Amenities

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

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                                     |
| Cooling           | Central Air                                                                                                                   |
| # of Stories      | 4                                                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 31                   |

|                |     |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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