

103, 150 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2272656



\$399,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 458

Basement: -

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: M-2

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage

Inclusions: N/A

Welcome to the Regatta in Auburn Bay. Discover the thoughtfully designed Delta floorplan, offering a spacious kitchen with quartz countertops, stainless steel appliances, ample cabinetry, generous counter space, large island and in suite laundry —perfect for everyday living or entertaining. Added upgrades include in-unit air conditioning and sun-control window film on all windows, ensuring year-round comfort while helping reduce heat and glare from direct sunlight. Both bedrooms are a great size and are separated by the living space to allow for privacy. The primary bedroom has a walk-in closet leading to a 4 piece ensuite complete with double sinks and quartz countertops. Both bedrooms offer park like views. In-suite storage provides added functionality—ideal for a freezer, sports gear, or seasonal items. Backing directly onto green space, this unit enjoys a peaceful, park-like setting with serene views and easy access to walking paths and outdoor amenities such as a dog wash station and a Bocce Ball court! Enjoy all the benefits of lake community living, including year-round recreation, while being walking distance to shopping, transit, and major traffic routes nearby. All this located in a well managed complex, an ideal opportunity for first-time buyers or downsizers, seeking location, lifestyle, and value.