

107, 500 Auburn Meadows Common SE  
Calgary, Alberta

MLS # A2298780



## \$335,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** N/A

Newly built bright 2-bedroom, 2-bathroom main floor condo in the heart of Auburn Bay. Open layout with a clean kitchen featuring stainless steel appliances and a central island that seamlessly flows into the living space. The main living area opens to a spacious patio with a gas BBQ hookup, adding real everyday use and flexibility. Both bedrooms are well laid out, including a primary with its own ensuite. You also get in-suite laundry, air conditioning, and a titled underground parking stall. The property is currently rented with a property manager and great tenants in place, offering immediate income from day one if you choose to keep it that way, while still being a great option for buyers looking for something simple and low maintenance. Close to shopping, restaurants, transit, schools, and major routes, plus access to Auburn Bay lake. A solid option whether you are getting into the market or adding to your portfolio. Come take a look.