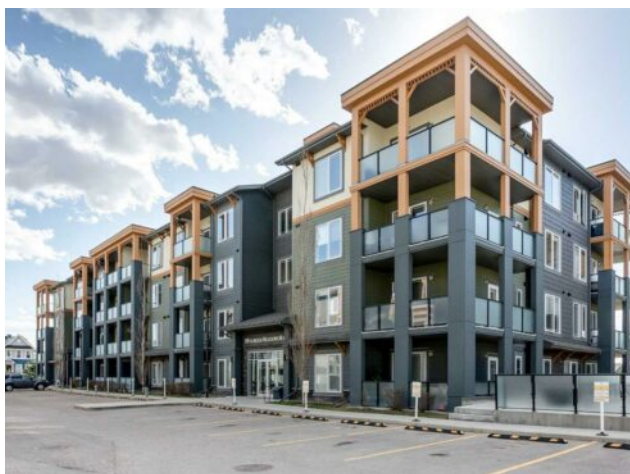


110, 150 Auburn Meadows Manor SE  
Calgary, Alberta

MLS # A2212826



## \$365,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 814 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 457 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** n/a

BRAND NEW CARPET & UNDERLAY IN BEDROOMS | FRESH PAINT | Welcome to Regatta at Auburn Bay! This 2 bedroom main floor unit is perfect for roommates, with the two bedrooms separated by the living area! Upgraded finishings like quartz countertops in the kitchen and bathrooms, soft close drawers, 9' ceilings, neutral vinyl plank flooring, kitchen island with breakfast bar and a great open plan with lots of natural light. The primary has a walk in closet, through to the 4 piece ensuite with double sinks, plus a second 4 piece bath! In suite laundry, titled underground parking and storage, lake access and a large enclosed patio for grilling! Unit was professionally cleaned and BRAND NEW CARPET & underlay just installed! 38lb Carpet with waterproof underlay! Unit has also been freshly painted! Come check this move in ready condo today!