

\$379,888 - 119, 110 Auburn Meadows View Se, Calgary

MLS® #A2201586

\$379,888

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Delight yourself in this Outstanding Cardel Lifestyles Home in the Magnificent Award Community of Auburn Bay. This AUBURN WALK Home is superbly located within walking distance to the LAKE, SOUTH HEALTH CAMPUS; SHOPS; MANY RESTAURANTS; other SERVICES public transportation and major thoroughfares of Stoney & Deerfoot Trails. The Home is Upgraded with the Typically High Cardel standards. So superbly located that you can also walk cross 52nd St to another fabulous Lake Community of Mahogany. For those with allergies there is no carpet to worry about. This Vinyl Plank Type Flooring Throughout. An absolutely Fabulous Open Floor plan with 9' Ceiling, Truly feels like a House. A Chef's Delight Kitchen with Quartz Counter Tops, an abundance of White Shaker Style Cabinets. Walk-in-Pantry. Ceramic Tile Back Splash. Double Stainless Steel Sink with Single Handle Faucet. Upgraded with a Whirlpool Ceramic/Glass Top type Stove; Full Stainless Steel Appliance Package including; Samsung French Door Refrigerator with Bottom Freezer- Ice Maker; Whirlpool Dishwasher; Kitchen Aid Microwave; Whirlpool Built in Wall Oven; Deluxe Broan Chimney Type Range Hood Fan. Lots of Counter Space including Breakfast Bar. Pendant Style lighting Over the Kitchen Sink. An abundance of Soft Close Drawers & Cupboards including Many European Style Deep Pot Drawers. In addition to the Breakfast Bar there is also a cozy Dining Room. There is a Huge Living room with Patio



Doors to an Oversized 32' Concrete Patio. with Built in GAS hook up for your "BBQ" big enough to entertain many friends. You will absolute LOVE the Primary Master Bedroom with Double His "n" Hers sinks with Single Handle Faucet. Double Coat Closets with Multi Slid-out Soft Close Drawers including JEWELLERY TRAY. Large Shower with seating, Single Handle Faucet plus Sliding Glass door. The Guest Bedroom is Thoughtfully situated on the opposite side of the unit for MAXIMUM PRIVACY for your Guests. This 4-pce Bath room features One-Piece tub Surround with a Ceramic Tile Trim. Lovely Sink with Another One Piece Faucet. Convenient In-Suite Laundry + Storage. Home also features Additional Safety Features Like Auto Sprinklers. Enjoy the Joy of Heated Underground TITLED parking stall. There is also Additional Storage at the Parking Stall Location. Immediate possession Possible. Call your FAVOURITE REALTOR NOW for a private showing!

Built in 2017

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2201586 |
| Price | \$379,888 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 789 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 119, 110 Auburn Meadows View Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2M2 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground, Assigned, Enclosed, On Street, Parkade, Secured, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Breakfast Bar |
| Appliances | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Other |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 22 |
| Zoning | DC |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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