

# \$274,900 - 109, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2203564

**\$274,900**

1 Bedroom, 1.00 Bathroom, 500 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE Sat April 12, 3-5pm... Welcome to this inviting 1-bedroom, 1-bathroom condo in the highly desirable lake community of Auburn Bay! This well-appointed home offers a thoughtful layout designed for comfort and convenience. The open-concept floor plan features a stylish kitchen equipped with stainless steel appliances, quartz countertops, ample cabinetry, and durable laminate flooring, creating a perfect space for cooking and entertaining. The living area is bright and welcoming, with plenty of room for relaxation. The bedroom offers cozy carpeted flooring and features a walk-through closet that conveniently connects to the 3-piece bathroom, providing a seamless flow for added privacy and ease. The bathroom is equipped with a walk in shower, modern fixtures, and plenty of counter space for your daily routine. Additional features include in-suite laundry for added convenience, air conditioning for year-round comfort, a private ground level walkout balcony perfect for morning coffee or evening relaxation and an access gate from patio allows easy access to go for a stroll. Also comes with a designated parking stall with access to bike racks in the parkade for added convenience. Living in Auburn Bay means embracing a vibrant lifestyle with year-round lake access. Spend summer days at Auburn Bay Lake swimming, paddleboarding, or relaxing on the sandy beach, and enjoy winter activities like skating and ice fishing. Auburn House offers a variety of events and programs,



making it easy to connect with the community. The area also boasts parks, playgrounds, scenic walking paths, and easy access to major amenities. With schools, shopping, dining, and the South Health Campus just minutes away, Auburn Bay offers the perfect balance of recreation and convenience. Don't miss your chance to experience the incredible lifestyle this beautiful condo and community have to offer!

Built in 2020

### Essential Information

MLS® #	A2203564
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 100 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H2

### Amenities

Amenities	Clubhouse, Park, Playground, Storage, Beach Access
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	March 21st, 2025
Days on Market	22
Zoning	M-2
HOA Fees	507
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.