

# \$394,900 - 120, 400 Auburn Meadows Common Se, Calgary

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MLS® #A2222711

**\$394,900**

2 Bedroom, 2.00 Bathroom, 924 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

You know that feeling when you walk into a space and instantly feel at home? Thatâ€™s exactly what happens the moment you step into this beautifully upgraded CORNER UNIT in Auburn Bay. Tucked into one of Calgaryâ€™s most vibrant lake communities, this ground-floor unit offers the perfect blend of thoughtful design, stylish finishes, and everyday comfort. With 2 bedrooms, 2 full bathrooms, and 923 square feet of functional living space, this home is ideal for first-time buyers, downsizers, or anyone looking to enjoy the convenience of condo life without compromising on style. The kitchen is a total showstopperâ€”fitted with 41â€™ cabinets, upgraded quartz countertops, sleek stainless steel appliances, and an oversized island that offers extra storage and the perfect spot to gather with friends or sip your morning coffee. The open-concept layout flows seamlessly into the bright and spacious living area, where large south-facing windows flood the space with natural light all day long. Bonus - youâ€™ll find LVP flooring throughout - no carpet! The primary suite is a true retreat, complete with a walk-through closet and a luxurious 4-piece ensuite featuring a linen tower for added storage and an upgraded shower. The second bedroom is spacious and offers loads of natural light and direct access to the 2nd full bathroom. In-suite laundry with a countertop for folding adds convenience with



lots of space for storage. Central air conditioning keeps the space cool during warm summer days. Step outside to your extra-large patio (note the BBQ gas line)â€”perfect for soaking up the sun or enjoying a quiet evening. Plus, youâ€™ll love the security and comfort of your titled, heated underground parking stall and included storage locker. Living in Auburn Bay means access to a four-season lake lifestyle, walking paths, parks, and nearby shops and restaurants in Mahogany and Seton. Whether you're heading to the lake on a warm summer day or grabbing a bite at one of the local cafes, everything you need is just minutes away. Itâ€™s more than just a condoâ€”itâ€™s a lifestyle, and itâ€™s waiting for you.

Built in 2022

**Essential Information**

MLS® #	A2222711
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	120, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3K7

### Amenities

Amenities Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking  
Parking Spaces 1  
Parking Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Baseboard  
Cooling Central Air  
# of Stories 4

### Exterior

Exterior Features BBQ gas line  
Construction Composite Siding

### Additional Information

Date Listed May 21st, 2025  
Days on Market 43  
Zoning M-2  
HOA Fees 509  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Benchmark

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