

\$399,900 - 104, 300 Auburn Meadows Common Se, Calgary

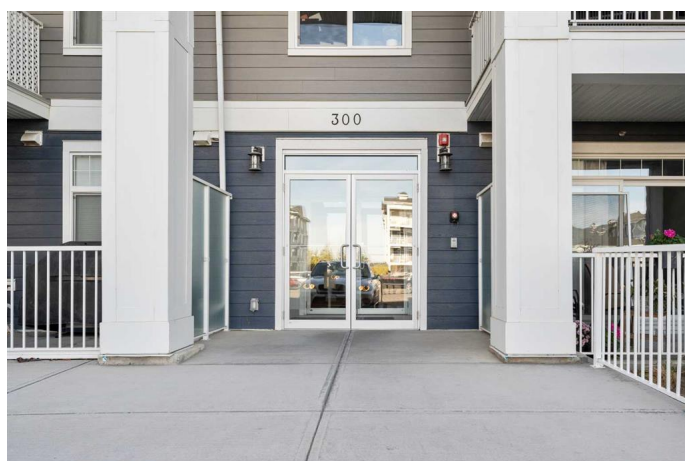
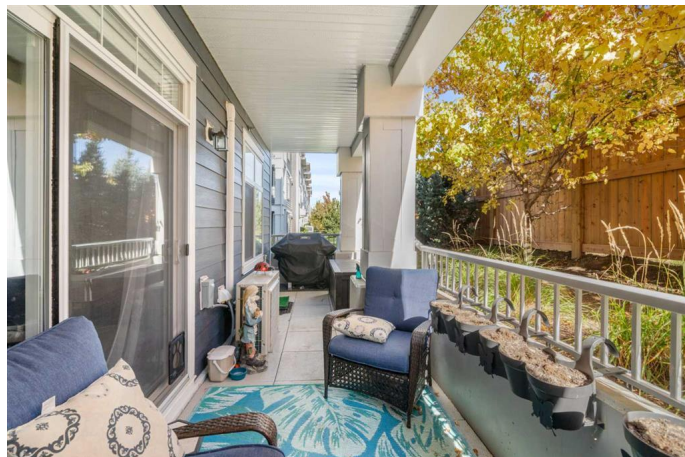
MLS® #A2236582

\$399,900

2 Bedroom, 2.00 Bathroom, 957 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully upgraded, move-in ready main floor corner suite in the heart of Auburn Bay—complete with full air conditioning, two spacious bedrooms, and two elegant bathrooms. Boasting soaring 9â€™™ ceilings and an abundance of natural light from oversized dual-pane windows, this bright and airy home offers a modern open-concept layout with a premium finish throughout. Every detail has been thoughtfully upgraded, making it a true standout. The showstopping kitchen is a chefâ€™™s dream, featuring a massive quartz island with designer pendant lighting, sleek white soft-close cabinetry with built-in work space, and a full suite of high-end stainless-steel appliances—including a built-in wall oven, induction cooktop, chimney-style hood fan, built-in microwave, bar fridge, and upgraded refrigerator. The inviting living area centers around a cozy electric fireplace and flows seamlessly onto the oversized, private balcony—ideal for relaxing or entertaining. Enjoy a natural gas BBQ hookup and the comfort of the award-winning makeup air system that delivers fresh, filtered air year-round to every suite. The bright and spacious primary suite offers a large walk-in closet and a spa-inspired ensuite with a glass-enclosed shower and dual undermount sinks set in a quartz vanity. The generously sized second bedroom is located next to the full main bath, making it ideal for guests or a



home office. This incredible home also includes double tandem titled underground heated parking and an extra-large private storage unit—a rare and valuable bonus! Situated in Auburn Bay, one of Calgary’s most desirable lake communities, residents enjoy exclusive lake access, scenic walking trails, beautiful parks, nearby shops and restaurants, South Health Campus Hospital, and a true sense of community. This pet-friendly complex offers both comfort and convenience in a luxurious setting. Don’t miss your chance to own this exceptional home—book your private showing today!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236582 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 957 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |

| | |
|----------|-------------------|
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 104, 300 Auburn Meadows Common Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3E7 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 2 |
| Parking | Additional Parking, Heated Garage, Secured, Tandem, Underground |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings, Bar Fridge |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 3 |

| | |
|----------------|-----|
| Zoning | M-2 |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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