

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

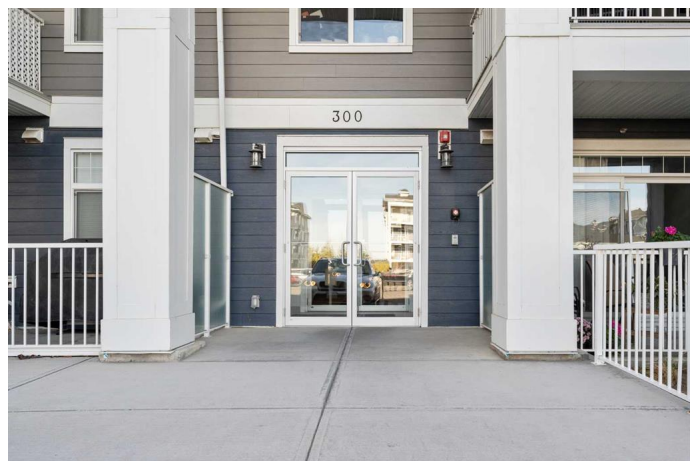
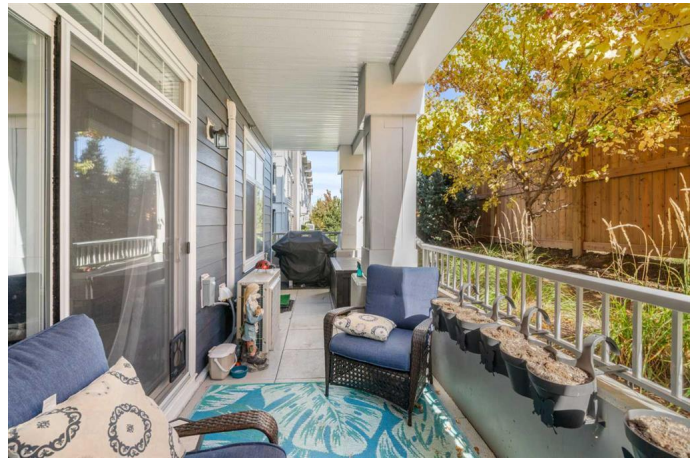
MLS® #A2236582

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

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop, See Remarks
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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