



# 130 Auburn Meadows View Calgary Alberta

\$285,000

This modern and efficient 2-bedroom, 1-bathroom condo is located in the desirable lake community of Auburn Bay. As a ground-floor unit, it features a bright, open-concept layout with durable vinyl plank flooring. The spacious living area opens to a covered patio, which is perfect for outdoor relaxation and provides easy access for pets. The kitchen is equipped with full-height cabinetry, stainless steel appliances, and an eating bar for casual dining. Recent updates include a brand new washer and dryer, new carpeting, and a fresh coat of paint, making this home truly move-in ready. The bedrooms are well-separated for privacy, and the primary bedroom offers dual closets. Additional features include in-suite laundry, a titled, heated underground parking stall, and assigned storage. Condo fees are \$289.41 per month and cover heat, water, reserve fund contributions, and more. The Auburn Bay Homeowners Association fee is \$478.65 annually and provides lake access, parks, and community amenities. Built in 2016, this pet-friendly building is conveniently located just steps away from shopping, restaurants, transit, and a dog park. Immediate possession is available. The sellers are also offering a \$1,500 credit towards legal fees for any unconditional offer accepted before July 1, 2025. (id:6769)

4pc Bathroom 2.34 M x 1.48 M

Bedroom 2.69 M x 2.78 M

Other 3.61 M x 2.58 M

Living room 3.63 M x 3.37 M

Primary Bedroom 2.71 M x 3.01 M

Listing Presented By:



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