

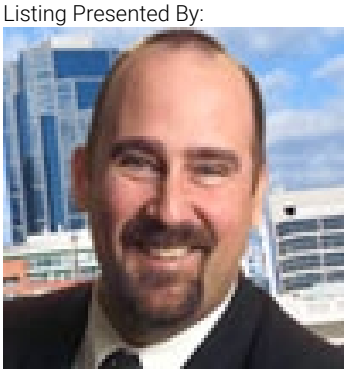
300 Auburn Meadows Common Calgary Alberta

$304,900

Welcome to this beautifully upgraded top-floor condo in the award-winning lake community of Auburn Bay--offering the perfect combination of style, convenience, and incredibly low condo fees, making homeownership more affordable than ever.Ideally situated in one of Calgary's most sought-after southeast communities, this bright and modern two-bedroom home is just minutes from the South Health Campus, schools, shopping, restaurants, and major commuter routes including Deerfoot and Stoney Trail. Whether you're a first-time buyer, downsizer, or investor, this location simply can't be beat.Inside, you'll find a thoughtfully designed open-concept layout featuring durable luxury vinyl flooring throughout and numerous builder upgrades tailored for both comfort and functionality. The stylish kitchen is the heart of the home, showcasing stainless steel appliances, quartz countertops, a spacious island, and upgraded extra-tall 41" cabinetry offering exceptional storage and workspace.The spacious primary bedroom features a large window with blackout blinds and custom closet organizers, while the versatile second bedroom--with its own built-in organizers--easily functions as a guest room, nursery, or home office. The beautifully appointed four-piece bathroom offers quartz countertops, added storage drawers, and a medicine cabinet for enhanced everyday convenience.Step outside to your private top-floor balcony overlooking peaceful greenspace. With no adjoining balconies, you'll enjoy a rare sense of privacy, along with a convenient gas line for your BBQ--perfect for summer evenings and entertaining.Adding even more value, your titled parking stall is ideally located directly in front of the elevator entrance for effortless access.As a resident of Auburn Bay, you'll enjoy year-round access to the private lake, beaches, parks, playgrounds, tennis courts, and water park, all while b...

Bedroom 8.92 Ft x 9.08 Ft
Other 5.33 Ft x 5.58 Ft
4pc Bathroom 8.33 Ft x 4.92 Ft
Kitchen 11.92 Ft x 10.17 Ft
Living room 11.92 Ft x 9.33 Ft
Primary Bedroom 8.83 Ft x 9.92 Ft
Laundry room 2.92 Ft x 2.92 Ft
Other 12.58 Ft x 6.17 Ft

Listing Presented By:



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