

# \$375,000 - 111, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2227246

**\$375,000**

1 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this unique and spacious corner unit located in a highly sought after lake access community! Offering an exceptional floor plan with only one neighbouring unit, this home is perfect for those seeking extra space with minimal maintenance. Ideally suited for professionals or empty nesters, this unit is just minutes from the South Health Campus Hospital, as well as shopping, dining, and major transit routes, offering unmatched convenience. Step inside through the welcoming foyer into a beautifully designed kitchen featuring a massive island, abundant cabinetry, and modern stainless steel appliances. The open layout allows for seamless movement and is thoughtfully designed to accommodate those with mobility considerations, including wheelchair access. Natural light floods the unit through large windows, creating a bright and inviting atmosphere. Stay comfortable year round with air conditioning and enjoy stylish laminate flooring throughout, cozy carpet in the bedroom, and durable tile in the bathrooms. The generously sized bedroom features two closets, including a convenient walk-through closet leading to the spacious ensuite bathroom. The unit is privately situated, not facing busy roads or parking lots, offering a peaceful setting with plenty of street parking for guests. Enjoy a wraparound balcony perfect for relaxing or entertaining, along with titled underground parking and a separate storage locker. This pet-friendly complex (with



board approval) welcomes your furry companions. As part of a lake access community, youâ€™ll love the year round opportunities for swimming, skating, and other seasonal activities. This rare floor plan is an ideal find for anyone looking to enjoy the benefits of a well designed, low maintenance lifestyle in a vibrant, amenity rich location.

Built in 2019

**Essential Information**

MLS® #	A2227246
Price	\$375,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	856
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	111, 100 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H2

**Amenities**

Amenities	Bicycle Storage, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	24
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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