

# \$408,000 - 104, 300 Auburn Meadows Common Se, Calgary

MLS® #A2223288

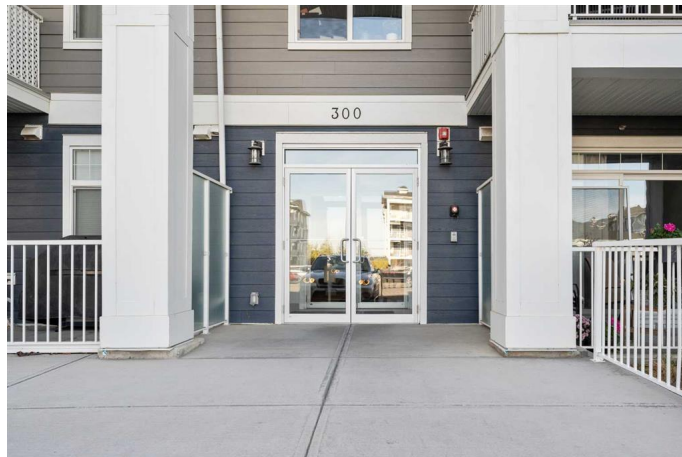
**\$408,000**

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

Auburn Bay, Calgary, Alberta

Welcome to this stunning main floor, fully air-conditioned 2-bedroom, 2-bathroom corner suite that has been heavily upgraded and is truly move-in ready. With 9â€™™ ceilings and an abundance of natural light from extra-large dual-pane windows, this home offers a spacious and inviting atmosphere. There are many large windows to bring in lots of natural light and this home has been completely upgraded!

The gorgeous kitchen is a showstopper, featuring an expansive quartz island with stylish pendant lighting, high-end stainless-steel appliances including a built-in wall oven, chimney-style hood fan, built-in microwave, an induction cooktop, a bar fridge and an upgraded fridge. The sleek white cabinetry provides ample storage with soft-close drawers, ensuring both beauty and functionality. There is work space conveniently added to the cabinetry as well. The open-concept living area offers a cozy electric fireplace and flows seamlessly to the extended private balcony, perfect for relaxing or entertaining. Enjoy the convenience of a BBQ gas line and the award-winning exclusive makeup air system in every suite, providing fresh, clean air year-round. The spacious primary bedroom is bright and inviting, featuring a large walk-in closet and a luxurious ensuite with a stand-up glass sliding shower and a quartz vanity with double undermount



## 🔑 Top Reasons to Buy This Home

### ✔️ Daikin Multi-Zone Heating & Cooling

Enjoy personalized climate control in every room with this high-end, energy-efficient system—super rare in similar units!

### ✔️ Double Tandem Titled Heated Underground Parking

Park two vehicles securely and comfortably—this is a major bonus in any complex!

### ✔️ Bar Fridge Included

An added touch of luxury and convenience—perfect for entertaining or storing beverages separately.

### ✔️ Chimney-Style Hood Fan & Built-In Wall Oven + Microwave

A stylish and functional kitchen setup found only in the most upgraded homes.

### ✔️ Custom Built-In Desk in Kitchen

Ideal for working from home, organizing bills, or creating a coffee station—this smart feature adds versatility and value.

### ✔️ Premium Induction Cooktop & Upgraded Fridge

Fast, safe, and modern cooking with upgraded appliances rarely seen in standard suites.

### ✔️ Quartz Countertops with Large Island

Beautiful, durable surfaces that provide ample prep and entertaining space.

### ✔️ Soft-Close Cabinetry Throughout

Adds a quiet, quality feel to daily living—often overlooked, but always appreciated.

### ✔️ Oversized Balcony with BBQ Gas Line

Your own private outdoor space to relax or entertain with direct gas hookup.

### ✔️ Award-Winning Fresh Air System

Exclusive to this development—every suite has clean, filtered air circulation year-round.

### ✔️ Corner Unit with Extra Windows & Light

More sunshine and privacy with only one shared wall—feels more like a home than a condo.

### ✔️ Pet-Friendly & Move-In Ready

Skip the renovations—this home is pristine, updated, and pet-friendly.

sinks. The secondary bedroom is equally appealing and is conveniently located next to the main bath, making it ideal for guests. Adding to the home's incredible value, you will appreciate the DOUBLE TANDEM TITLED underground heated parking and extra-large storage unit—a rare find! Located in Auburn Bay, one of Calgary’s most sought-after lake communities, you will enjoy exclusive lake access, nearby parks, walking trails, shopping, South Health Campus Hospital, and a vibrant community atmosphere. This pet-friendly complex offers the perfect blend of convenience and luxury. Don’t miss out on this exceptional opportunity—schedule your private viewing today!

Built in 2020

**Essential Information**

MLS® #	A2223288
Price	\$408,000
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

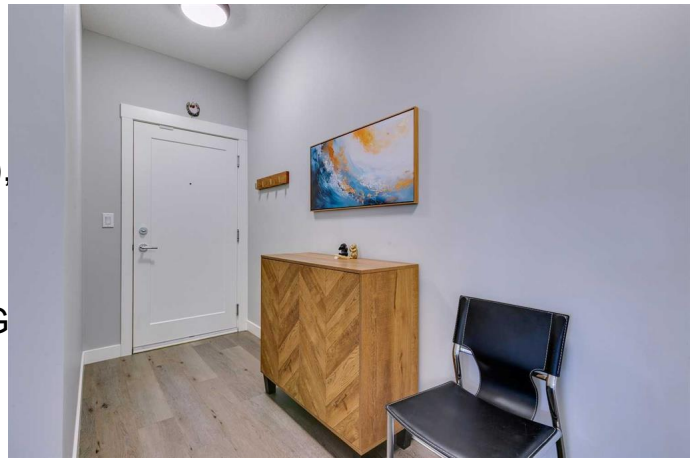
## Amenities

Amenities Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces 2

Parking Additional Parking, Heated G

# 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), Induction Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings

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 May 21st, 2025

Days on Market 29

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

## Listing Details

Listing Office KIC Realty

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