

# \$298,000 - 311, 150 Auburn Meadow Manor Se, Calgary

MLS® #A2200373

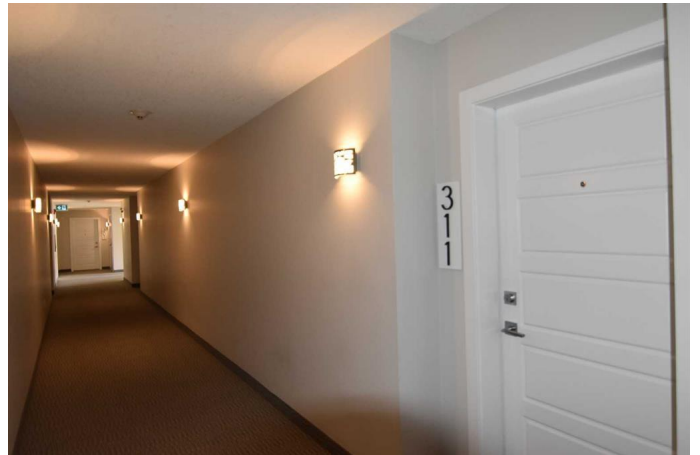
**\$298,000**

1 Bedroom, 1.00 Bathroom, 516 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

A beautiful, cozy upper-floor condo unit with 1 bedroom and 1 bathroom, located in the desirable community of Auburn Bay. Open floor plan characterized by 9' ceilings, quartz countertops, ceramic tile backsplash, up-to-ceiling cabinets, and stainless steel appliances. While engineered laminate flooring offers you a firm walking experience and easy-cleaning advantage in the kitchen and living room, the warm carpet on the bedroom floor provides you more relaxed sensation. The spacious bedroom can fit a king or queen bed and features a walk-through closet leading to a full bathroom, and the bathroom opens another door to the living room for extra convenience. Big windows in the living room and bedroom bring in plenty of natural light. The spacious east-facing balcony provides you an ample space for your BBQ or tea time. The unit is equipped with a stacked front-loading washer/dryer. There is an assigned parking stall for this unit with an electrical outlet for winter convenience and a storage cage in the underground parkade. Living in this community, you have the privilege to access the Auburn Bay Lake and a couple of jade-like ponds that offer you exciting lake life. Many amenities, shops, and restaurants are nearby, and close to South Calgary Health Campus and Seton YMCA. Easy access to the Ring Road and the Deerfoot Trail.

Built in 2018



## Essential Information

MLS® #	A2200373
Price	\$298,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	516
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	311, 150 Auburn Meadow Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S6

## Amenities

Amenities	Clubhouse, Elevator(s), Park, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Bicycle Storage, Car Wash, Day Care
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water, Boiler
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard
-------------------	--------------------

Construction Composite Siding, Concrete, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	31
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.