

\$329,900 - 313, 200 Auburn Meadows Common Se, Calgary

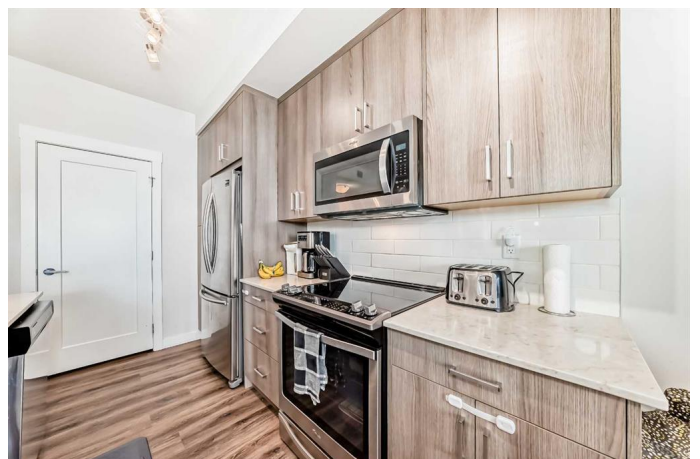
MLS® #A2245239

\$329,900

2 Bedroom, 2.00 Bathroom, 694 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to #313-200 Auburn Meadows Common SE, where you can live near the water, enjoy all the community amenities, and still stay within your budget (the lowest price in this complex!). Whether you're into paddle boarding in the summer, skating in the winter, or just grabbing coffee from a local spot, this neighbourhood delivers. Inside this 2 BED / 2 BATH condo, you'll find a layout designed for you with almost 700 sqft. This kitchen skips the "all-white" trend with WARM, LIGHT WOOD TONES that feel fresh without feeling cold. QUARTZ counters? Check. STAINLESS STEEL? Of course. A LARGE ISLAND that doubles as a dining space? Absolutely. Stay cool in the summer with A/C and enjoy BBQs on your balcony, equipped with a gas line. Both bedrooms are well-sized, with the primary having DOUBLE CLOSETS(!) and its own ensuite with a WALK-IN SHOWER. The second bedroom is perfect for a home office or guests, and connects to a second full bathroom. You'll also appreciate the IN-SUITE LAUNDRY with extra storage space, TITLED UNDERGROUND PARKING (no more scraping windows in winter) and the adjacent STORAGE LOCKER for all your gear. Plus, this pet-friendly building welcomes your furry sidekick. You're minutes from the South Health Campus, the massive Seton YMCA, shops, restaurants, and quick routes to Deerfoot and Stoney Trail. And yes, you get full lake access



as a resident of Auburn Bay. This isn't just another condo - it's a chance to live in a community that gives you more.

Built in 2019

Essential Information

MLS® #	A2245239
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	694
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	313, 200 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A8

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 2nd, 2025
Days on Market	25
Zoning	M-2 d210
HOA Fees	484
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.