

# \$365,000 - 403, 130 Auburn Meadows View Se, Calgary

MLS® #A2261465

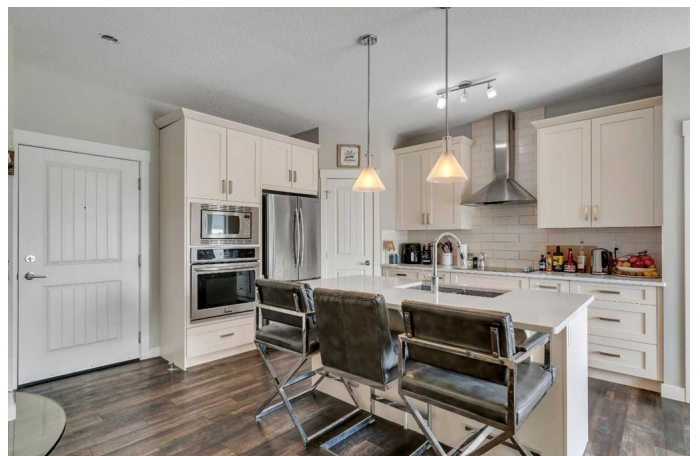
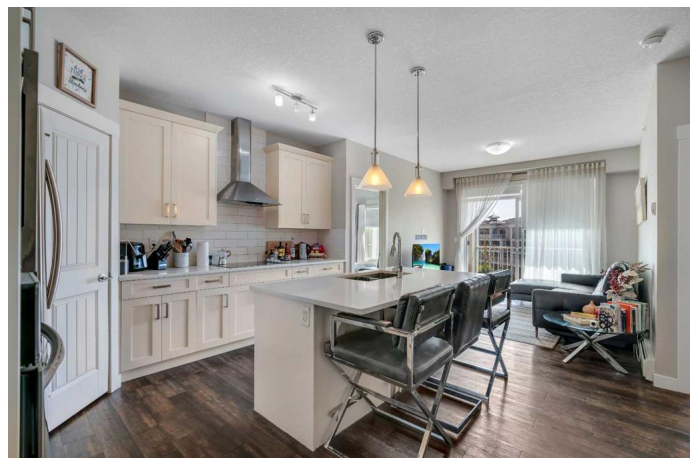
**\$365,000**

2 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top floor, maintenance-free living awaits in this highly sought after lake community offering year round activities and exceptional lifestyle opportunities. Modern finishes and grand 9'™ ceilings enhance the open floor plan with durable vinyl plank flooring uniting each space. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances, timeless subway tile, a centre island to casually gather and a pantry for extra storage. Entertain friends in the adjacent dining area or unwind in the inviting living room that flows seamlessly to the balcony through a patio slider. Enjoy indoor and outdoor living with a covered south facing balcony that includes a gas line for easy barbeque hosting while soaking up the sunshine. Air conditioning ensures comfort throughout the seasons. Retreat to the primary bedroom complete with a private ensuite boasting dual sinks and an oversized shower. A second bedroom is thoughtfully placed on the other side of the unit along with a 4pc bathroom providing ultimate privacy. In-suite laundry adds everyday convenience. Titled underground parking and an assigned storage locker further elevate the value of this well managed building. Location is unmatched with Auburn Station commercial amenities, transit, Prince of Peace School and Auburn Bay Dog Park all within walking distance. Seton's™ shops, restaurants, YMCA and the South Health Campus are a quick drive away. Best of all, residents enjoy



access to Auburn Lake with swimming,  
boating, fishing, skating and community events  
creating a vibrant year round lifestyle. This top  
floor home combines modern comfort,  
functional design and the unmatched lifestyle  
of Auburn Bay!

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261465          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 787               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 403, 130 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2P3                         |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                       |
| Parking        | Parkade, Titled, Underground                            |

### **Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                 |
| Cooling      | Wall Unit(s)                                                                                                      |
| # of Stories | 4                                                                                                                 |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 46                |
| Zoning         | DC                |
| HOA Fees       | 494               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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