$499,999 - 230 Auburn Meadows Manor Se, Calgary
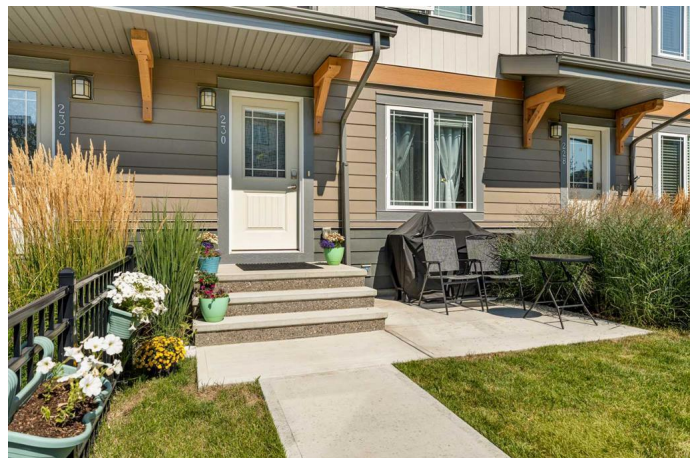
MLS® #A2250403

$499,999

2 Bedroom, 3.00 Bathroom, 1,471 sqft
Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

Welcome to this immaculate, move-in ready townhome nestled in the heart of Auburn Bay, one of Calgary's most desirable lake communities. Thoughtfully designed with style and functionality in mind, this home features 2 spacious bedrooms, 2.5 bathrooms, and a double-attached garage. Step inside and be greeted by bright, open-concept living where oversized south-facing windows fill the home with natural light. The modern kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances including a gas range, and a generous island that flows seamlessly into the dining and living areas—perfect for entertaining or everyday living. Upstairs, you'll find two beautifully appointed primary suites, each with walk-in closets and private ensuite baths finished with quartz countertops and elegant tile details. A convenient laundry room completes the upper level, offering both style and practicality. The lower level provides direct access to the garage along with flexible space ideal for a home office, gym, or extra storage. Additional features include luxury vinyl plank flooring, upgraded carpeting, air conditioning, smart thermostat, and a tankless hot water system—showcasing both comfort and efficiency. Outside, enjoy your private patio and take advantage of year-round Auburn Bay lake access, offering sandy beaches, skating rinks, sports courts, and scenic walking paths. With close proximity to schools, shopping, South Health Campus, and major roadways,

this home offers the perfect balance of lifestyle and convenience.? Donâ€™t miss the opportunity to own in this sought-after communityâ€”schedule your showing today!

Built in 2021

Essential Information

MLS® #	A2250403
Price	$499,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	230 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2S1

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, None, Playground, Tennis Court(s), Uncovered Courtyard
Lot Description	Backs on to Park/Green Space, City Lot, Few Trees, Close to Clubhouse, Lake
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	13
Zoning	SR
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty