\$335,000 - 417, 400 Auburn Meadows Common Se, Calgary

MLS® #A2258398

\$335,000

1 Bedroom, 2.00 Bathroom, 617 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Look no further for your TOP floor unit with beautifully curated interiors and a functional layout. This unique "Pratt" layout by Logel Homes, is for the home buyer who wants a larger single bedroom and larger common areas- no small bedrooms here! Enjoy upgraded finishings like the herringbone tiled backsplash, stainless steel appliance package, trendy black pendant lights, luxury vinyl plank flooring throughout and an integrated microwave that helps the functionality of the kitchen flow seamlessly. The spacious bedroom accommodates large furniture and welcomes personal items & belongings with a walkthrough closet. Tucked past the closet is a 4-piece ensuite with a tiled bath/shower and sparkling quartz counter tops. The unit has a second bathroom for guests- offering convenience and privacy for the homeowners. Just off the cozy living room are sliding balcony doors that take you to your private outdoor hub- which includes a gas barbecue! We cannot forget to mention, one of the best features of Auburn Bay... LAKE ACCESS! Enjoy year-round exclusive access to the Home Owners Association which includes a splash park, tennis courts, a fishing dock, a boathouse, picnic tables, gymnasiums and more. Nearby services like South Health Campus (3 min drive) and grocery stores, shopping, entertainment and parks just a couple blocks away, makes Auburn Bay a







community of choice for many. Complete with a titled parking stall (end stall) and an over-sized storage locker compared to other units, this is an ideal choice for vibrant living in one of Calgary's most desired neighbourhoods. LIKE-NEW, gently lived in, this unit is truly turn-key and could be yours today! *Mortgage at 1.69% may be assumed, subject to buyer qualification and lender approval. Please contact listing agent for details.

Built in 2022

Essential Information

MLS® # A2258398 Price \$335,000

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 617
Acres 0.00
Year Built 2022

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 417, 400 Auburn Meadows Common Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M3K7

Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces

Parking Parkade, Secured, Titled, Underground

Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling Wall/Window Unit(s)

of Stories 4

Exterior

Exterior Features Balcony, Barbecue, Courtyard, Storage

Construction Vinyl Siding, Wood Siding

Additional Information

Date Listed September 19th, 2025

Days on Market 46

Zoning M-2 d210

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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