315 100 Auburn Meadows Manor SE

Calgary | Active | MLS® A2357501

$245,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2019**	**608 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

**Back on the market. Fully furnished and move-in ready, this spacious 1-bedroom + den condo in Auburn Bay offers over 600 sq.ft. of well-designed interior living space, plus a west-facing covered balcony. All furniture is included in the price, making this an excellent option for first-time buyers, investors, or anyone looking for a truly turnkey property.

The open-concept layout features 9’ ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, modern cabinetry, pendant lighting, and a large kitchen island. The oversized great room offers plenty of space for both living and dining, with direct access to the private covered balcony, complete with a gas line for BBQ and rough-in A/C hookup.

The bedroom is generously sized and features a large closet, while the separate den makes an ideal home office, guest space, or extra storage area. This home also includes a titled parking stall with an electrical plug-in, adding extra convenience and value.

Located in Auburn Bay, one of Calgary’s most loved lake communities, you’ll enjoy access to Auburn Bay Lake, walking paths, parks, playgrounds, nearby schools, shopping, restaurants, South Health Campus, and easy access to Deerfoot Trail and Stoney Trail. You’re also within walking distance to Co-op and other nearby amenities, making everyday living easy and convenient.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357501
Bedrooms	1
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	608 sq. ft.
Condo Fee:	$349.48
Condo Fee Includes:	Amenities of HOA/Condo
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2011239
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$550.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Regatta at Auburn Bay
Community:	Auburn Bay
Amenities:	Elevator(s)
Appliances:	Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan, Window Coverings
Inclusions:	ALL FURNITURE IS INCLUDED
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 14'2" × 9'11" ·
Main Floor	Kitchen · 12'6" × 7'9" ·
Main Floor	Office · 8'5" × 8'3" ·
Main Floor	Living Room · 14'6" × 12'6" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, Stone Counters
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/315-100-auburn-meadows-manor-se-calgary-a2357501/

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