402 300 Auburn Meadows Common SE

Calgary | Active | MLS® A2323118

$304,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2020**	**531.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this beautifully upgraded top-floor condo in the award-winning lake community of Auburn Bay-offering the perfect combination of style, convenience, and incredibly low condo fees, making homeownership more affordable than ever.

Ideally situated in one of Calgary’s most sought-after southeast communities, this bright and modern two-bedroom home is just minutes from the South Health Campus, schools, shopping, restaurants, and major commuter routes including Deerfoot and Stoney Trail. Whether you're a first-time buyer, downsizer, or investor, this location simply can't be beat.

Inside, you'll find a thoughtfully designed open-concept layout featuring durable luxury vinyl flooring throughout and numerous builder upgrades tailored for both comfort and functionality. The stylish kitchen is the heart of the home, showcasing stainless steel appliances, quartz countertops, a spacious island, and upgraded extra-tall 41" cabinetry offering exceptional storage and workspace.

The spacious primary bedroom features a large window with blackout blinds and custom closet organizers, while the versatile second bedroom-with its own built-in organizers-easily functions as a guest room, nursery, or home office. The beautifully appointed four-piece bathroom offers quartz countertops, added storage drawers, and a medicine cabinet for enhanced everyday convenience.

Step outside to your private top-floor balcony overlooking peaceful greenspace. With no adjoining balconies, you'll enjoy a rare sense of privacy, along with a convenient gas line for your BBQ-perfect for summer evenings and entertaining.

Adding even more value, your titled parking stall is ideally located directly in front of the elevator entrance for effortless access.

As a resident of Auburn Bay, you'll enjoy year-round access to the private lake, beaches, parks, playgrounds, tennis courts, and water park, all while being surrounded by excellent schools and endless amenities.

Exceptional value, unbeatable location, low condo fees, and access to one of Calgary's premier lake communities-this is a home you won't want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323118
Bedrooms	2

Bathrooms	1
Year Built	2020
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:	531.4 sq. ft.
Condo Fee:	$264.52
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2

Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2010086
Heating:	Central
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Auburn Rise
Community:	Auburn Bay
Amenities:	Other
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Inclusions:	N/A

Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 9'1" × 8'11" ·
Main Floor	Entrance · 5'7" × 5'4" ·
Main Floor	Kitchen · 11'11" × 10'2" ·
Main Floor	Living Room · 11'11" × 9'4" ·
Main Floor	Bedroom - Primary · 9'11" × 8'10" ·
Main Floor	Laundry · 2'11" × 2'11" ·
Main Floor	Balcony · 12'7" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Lake, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2 d210
Listed Date:	Jun 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-300-auburn-meadows-common-se-calgary-a2323118/

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