415 500 Auburn Meadows Common SE

Calgary | Active | MLS® A2353141

$289,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**654 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Comox Realty

A closer look

MODERN TOP FLOOR CONDO LIVING | LAKE ACCESS | AFFORDABLE |

Perfect living in Auburn Bay: Updated 2 bedroom, 2 bath features 9 FOOT CEILINGS , luxury vinyl flooring, QUARTZ countertops, and a gorgeous modern kitchen with a HUGE CENTRAL ISLAND that opens to the living area; an easy setup for weeknight dinners, weekend brunch, or having friends over.

Step out to your private balcony for a little fresh air and time outdoors with Gas BBQ for easy grilling.

Your primary bedroom is filled with natural light and offers a comfortable retreat to unwind at the end of the day.
The second bedroom gives you useful extra space for overnight guests, a home office, or whatever suits your needs.
With two full bathrooms, this perfect layout is convenient for everyday living and hosting.

IN-SUITE LAUNDRY with PANTRY storage, TITLED UNDERGROUND PARKING, and a separate underground storage locker bring everyday convenience.

Auburn Bay makes it easy to enjoy the outdoors in every season. Residents have YEAR-ROUND ACCESS TO THE COMMUNITY LAKE, clubhouse, sandy beach, parks, playgrounds, tennis courts, and walking and biking paths. When it’s time to run errands or head out, shopping, restaurants, schools, the Seton YMCA, and South Health Campus are all minutes away.

Modern Updates, Low condo fees, incredible location, convenience, privacy -- this condo has it all. Call today before its gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353141
Bedrooms	2
Bathrooms	2
Year Built	2022
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:	654 sq. ft.
Main Level Finished Area:	654 sq. ft.
Condo Fee:	$312.28
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2211231

Heating:	Hot Water
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Bicycle Storage, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window Blinds, Gas BBQ
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6' × 4'3" ·
Main Floor	Kitchen With Eating Area · 12'4" × 11'7" ·

Main Floor	Living Room · 12'4" × 9'10" ·
Main Floor	Bedroom - Primary · 10'2" × 8'11" ·
Main Floor	Bedroom · 10'1" × 8'2" ·
Main Floor	Laundry · 7'10" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows
Exterior Features:	BBQ gas line, Courtyard, Lighting
Patio And Porch Features:	Balcony(s), Deck, See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/415-500-auburn-meadows-common-se-calgary-a2353141/

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