416 100 Auburn Meadows Manor SE

Calgary | Active | MLS® A2356168

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**834 sq. ft.**

Your next move starts with a conversation.

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A closer look

2 Bedrooms | 2 Bathrooms | 4th Floor Unit | Open-Concept Layout | Modern Kitchen | Stainless Steel Appliances | Private Balcony | Auburn Bay Lake Access | Prime Location

Welcome to this beautiful 2-bedroom, 2-bathroom condo located on the 4th floor in the highly desirable lake community of Auburn Bay! Offering over 830 square feet of thoughtfully designed living space, this bright and inviting home combines modern finishes, comfort, and convenience in one of Calgary’s most popular lake communities. The open-concept layout creates a welcoming atmosphere, with plenty of natural light flowing through the spacious living and dining areas. The modern kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a large island that provides plenty of space for cooking, entertaining, and everyday living. The spacious primary bedroom offers a generous closet and a private ensuite, while the second bedroom is perfect for guests, family, or a home office. Step outside onto your private balcony, an ideal spot to relax and enjoy the fresh air. Living in Auburn Bay means enjoying exclusive access to the community's beautiful lake and year-round recreational activities. Spend your summers at the sandy beach, swimming, kayaking, or simply relaxing by the water. During the winter months, enjoy skating, ice fishing, and community events. The property is conveniently located near shopping, restaurants, schools, parks, playgrounds, and public transit, with quick access to South Health Campus, the YMCA, and major roadways. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to enjoy the Auburn Bay lifestyle. Don't miss your chance to call this beautiful condo home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356168
Bedrooms	2
Bathrooms	2
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:	834 sq. ft.
Main Level Finished Area:	834 sq. ft.
Condo Fee:	$458.11
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2020 (Age: 6)
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:	2011239
Heating:	Baseboard
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, 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:	The Regatta at Auburn Bay
Community:	Auburn Bay
Amenities:	Bicycle Storage, Elevator(s), Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11' × 10'5" ·
Main Floor	Kitchen · 15'7" × 9'8" ·
Main Floor	Dining Room · 7'6" × 7'4" ·
Main Floor	Bedroom - Primary · 10'8" × 10'8" ·
Main Floor	Walk-In Closet · 7'3" × 3'11" ·

Main Floor	Bedroom · 10'7" × 10'1" ·
Main Floor	Laundry · 3'4" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/416-100-auburn-meadows-manor-se-calgary-a2356168/

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