

# \$419,900 - 402, 110 Auburn Meadows View Se, Calgary

MLS® #A2227309

**\$419,900**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the desirable community of Auburn Bay!!! Inside this impeccably maintained 2 bedroom unit, offers a layout that feels generous from the moment you step in. 9" ceilings!!!! The oversized front entry gives you room to move, and the open concept living, dining and kitchen area flows easily for everyday life and casual hosting. This gorgeous unit has been immaculately kept and is move in ready! The kitchen is full of thoughtful upgrades: 41" upper cabinets with crown molding, quartz countertops, a garburator, under counter lighting and extra pot drawers in the island. There's even a Lazy Susan to make the corner space practical- small touches that make a big difference. Stainless steel appliances come upgraded and ready to go. Both bathrooms have tiled flooring and under-mount sinks, the ensuite boasts a banjo countertop and includes a walk in shower with tile to the ceiling. The large walk in closet comes complete with a built in organizer system. Throughout the unit open floor plan you will find luxury vinyl plank flooring, bedrooms are carpet and bathrooms and laundry are tile. Wide PVC blinds and the roller shades on the patio doors to keep things clean and streamlined. From your private 21" deck, you can enjoy west-facing sunsets and a clear view of the Rockies while dinner sizzles on the BBQ- the gas line is already hooked up. Or walk over to Auburn Bay Lake for a swim, skate, or just a quiet moment by the water- it's yours year round to enjoy! Titled



underground parking and a secure storage locker(right in front of your stall) are included. You're just 30 minutes from downtown or the airport with quick access to Deerfoot and Stoney. Just minutes from South Health Campus Hospital, walking distance to shopping and your favorite restaurants!! If you're searching for something that feels easy, elevated and move in ready, a first time buyer, investor or retired call your favorite realtor today and book your private viewing!

Built in 2017

### Essential Information

MLS® #	A2227309
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	402, 110 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2M2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Storage, Trash, Visitor Parking, Secured Parking
Parking Spaces	1

Parking	Parkade, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Storage, Courtyard
Roof	Metal, Asphalt
Construction	Cement Fiber Board

### Additional Information

Date Listed	June 4th, 2025
Days on Market	34
Zoning	DC

### Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.