

\$379,888 - 119, 110 Auburn Meadows View Se, Calgary

MLS® #A2201586

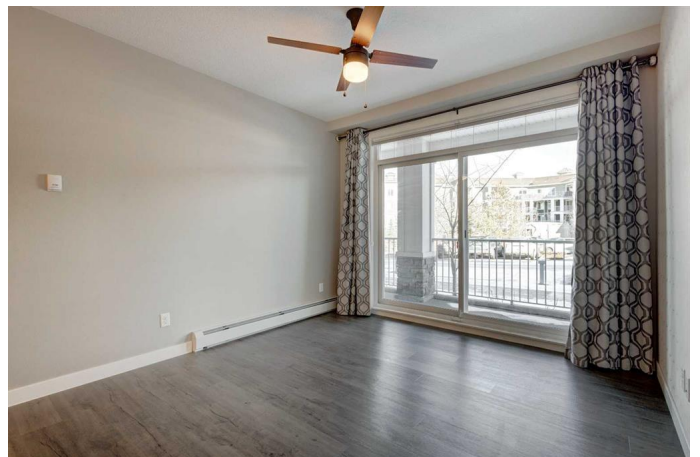
\$379,888

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Delight yourself in this Outstanding Cardel Lifestyles Home in the Magnificent Award Community of Auburn Bay. This AUBURN WALK Home is superbly located within walking distance to the LAKE, SOUTH HEALTH CAMPUS; SHOPS; MANY RESTAURANTS; other SERVICES public transportation and major thoroughfares of Stoney & Deerfoot Trails. The Home is Upgraded with the Typically High Cardel standards. So superbly located that you can also walk cross 52nd St to another fabulous Lake Community of Mahogany. For those with allergies there is no carpet to worry about. This Vinyl Plank Type Flooring Throughout. An absolutely Fabulous Open Floor plan with 9' Ceiling, Truly feels like a House. A Chef's Delight Kitchen with Quartz Counter Tops, an abundance of White Shaker Style Cabinets. Ceramic Tile Back Splash. Double Stainless Steel Sink with Single Handle Faucet. Upgraded with a Whirlpool Ceramic/Glass Top type Stove; Full Stainless Steel Appliance Package including; Samsung French Door Refrigerator with Bottom Freezer-Ice Maker; Whirlpool Dishwasher; Kitchen Aid Microwave; Built in Wall Oven; Deluxe Broan Chimney Type Range Hood Fan. Lots of Counter Space including Breakfast Bar. Pendant Style lighting Over the Kitchen Sink. An abundance of Soft Close Drawers & Cupboards including Many European Style Deep Pot Drawers. In addition to the Breakfast Bar there is also a cozy Dining Room. There is a Huge Living room with Patio Doors to an



Oversized 32' Concrete Patio. with Built in GAS hook up for your "BBQ" big enough to entertain many friends. You will absolute LOVE the Primary Master Bedroom with Double His "n" Hers sinks with Single Handle Faucet. Double Coat Closets with Multi Slid-out Soft Close Drawers. Large Shower with seating, Single Handle Faucet plus Sliding Glass door. The Guest Bedroom is Thoughtfully situated on the opposite side if the unit for MAXIMUM PRIVACY for your Guests. This 4-pce Bath room features One-Piece tub Surround with a Ceramic Tile Trim. Lovely Sink with Another One Piece Faucet. Convenient In-Suite Laundry + Storage. Home also features Additional Safety Features Like Auto Sprinklers. Enjoy the Joy of Heated Underground TITLED parking stall. There is also Additional Storage at the Parking Stall Location. Immediate possession Possible.

Built in 2017

Essential Information

MLS® #	A2201586
Price	\$379,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	119, 110 Auburn Meadows View Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2M2

Amenities

Amenities	Beach Access, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Enclosed, On Street, Parkade, Secured, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Lighting, Other
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.