

\$409,000 - 407, 400 Auburn Meadows Common Se, Calgary

MLS® #A2202745

\$409,000

2 Bedroom, 2.00 Bathroom, 843 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top-Floor Luxury Living â€” The â€œJacksonâ€• Floor Plan Step into luxury with this stunning top-floor, air-conditioned unit that is absolutely loaded with upgrades! From the moment you walk through the door, youâ€™ll feel the warmth and elegance of this beautifully designed space. Modern Kitchen & Dining, the heart of the home is spacious, featuring a large island, sleek quartz countertops, stainless-steel appliances, and stylish Lindberg oak cabinets with a clean, minimalist design. Additional storage cabinets and an extensively shelved pantry provide ample space for all your culinary needs. The Stylish & Comfortable Living Spaces of the open concept living room is generously sized and leads to a large, covered balcony (w/BBQ gas line) is perfect for morning coffee or evening relaxation. The glass patio door is fitted with blackout blinds, keeping you cool and comfortable on hot summer days. Both bedrooms are spacious, with the primary suite featuring a walk-through closet leading to a beautifully upgraded ensuite and tri shades, sheer, light filtering and black out. The second bedroom offers a roomy closet and a large window, filling the space with natural light and there is also an additional 4-piece bath. Throughout the unit, neutral paint tones create an inviting and versatile aesthetic. Premium Flooring & Convenience, enjoy durable vinyl plank flooring in the kitchen and dining area,



and plush upgraded carpeting in the living room and bedrooms for added comfort. A dedicated laundry room with extra storage adds to the convenience of this exceptional unit. One underground parking stall with storage cage in front. Parking stall has extra space on the drivers side and it is right beside the elevator! The complex offers additional parking and well-maintained green spaces for a park-like setting. The location is unbeatable! Walk to CO-OP, Tim Hortons, and a large variety of shops, restaurants, and medical services and public transportation is just steps away! Plus, enjoy access to the Auburn Lake Community Centre, adding even more value to this incredible home. Don't miss this opportunity. Schedule a viewing today and make this upgraded top-floor unit yours!

Built in 2022

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2202745 |
| Price | \$409,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 843 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 407, 400 Auburn Meadows Common Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3M 3K7 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash |
| Parking Spaces | 1 |
| Parking | Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 29 |
| Zoning | M-2 |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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