



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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320, 130 Auburn Meadows View SE  
Calgary, Alberta

MLS # A2229060



**\$282,500**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Auburn Bay                         |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 531 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 1                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                |            |        |
|-------------|------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                      | Water:     | -      |
| Floors:     | Carpet, Laminate                               | Sewer:     | -      |
| Roof:       | -                                              | Condo Fee: | \$ 289 |
| Basement:   | -                                              | LLD:       | -      |
| Exterior:   | Wood Frame                                     | Zoning:    | DC     |
| Foundation: | -                                              | Utilities: | -      |
| Features:   | Breakfast Bar, No Animal Home, No Smoking Home |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

This modern and efficient 2-bedroom, 1-bathroom condo is located in the desirable lake community of Auburn Bay. This unit features a bright, open-concept layout with durable vinyl plank flooring. The spacious living area opens to a covered patio, which is perfect for outdoor relaxation and provides easy access for pets. The kitchen is equipped with full-height cabinetry, stainless steel appliances, and an eating bar for casual dining. Recent updates include a brand new washer and dryer, new carpeting, and a fresh coat of paint, making this home truly move-in ready. The bedrooms are well-separated for privacy, and the primary bedroom offers dual closets. Additional features include in-suite laundry, a tiled, heated underground parking stall, and assigned storage. Condo fees are \$289.41 per month and cover heat, water, reserve fund contributions, and more. The Auburn Bay Homeowners Association fee is \$478.65 annually and provides lake access, parks, and community amenities. This pet-friendly building is conveniently located just steps away from shopping, restaurants, transit, and a dog park. Immediate possession is available.