

# \$509,900 - 233 Auburn Meadows Drive Se, Calgary

MLS® #A2240665

**\$509,900**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

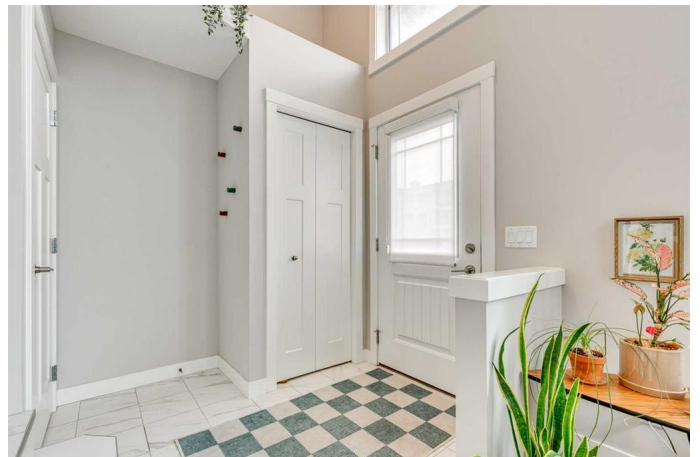
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This 6 year old beautiful townhouse is nestled in the heart of Auburn Bay. The open concept, corner unit is flooded with multitudes of natural light from both the south & the west exposures, yet with the central air, you can easily manage the internal temperature. The living room is on the main floor & boasts an amazing vaulted ceiling. Ascend a few steps to the spacious dining room & kitchen. The kitchen boasts a pantry, beautiful stainless steel appliances, quartz countertops & beautiful tile backsplash. Enjoy your morning coffee & breakfast at the eating bar. Powder room is tucked away around the corner for convenience & privacy. The second level features 2 master suites. One with a bright, 3 piece ensuite with walk in shower, walk in closet & ceiling fan. The second master is currently being used as an office, but it can accommodate a king bed & nightstands. There is a spacious closet & 4 piece ensuite. The stacker washer/dryer are conveniently located in a closet on the second floor. The lower level is unfinished, but has many shelves for storage. The double attached garage is a few steps away. Located a block away from the shopping plaza with a grocery store & many other amenities. Access to the lake, and close to all the Mahogany, Seton & other Auburn Bay amenities.

Built in 2019

## Essential Information



MLS® #	A2240665
Price	\$509,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	233 Auburn Meadows Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

### **Amenities**

Amenities	Park, Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	BBQ gas line, Rain Gutters
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Lot Description	Backs on to Park/Green Space, Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	17
Zoning	M-2
HOA Fees	508
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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