

# \$279,900 - 403, 300 Auburn Meadows Manor Se, Calgary

MLS® #A2257865

## \$279,900

1 Bedroom, 1.00 Bathroom, 504 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

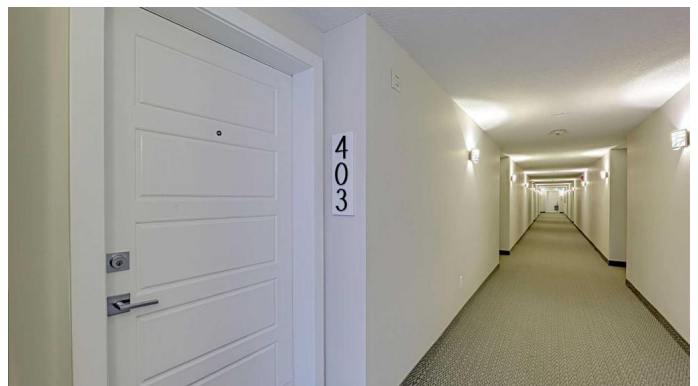
This lovely one bedroom “one bathroom home has everything you need. As you enter the unit, there is a coat closet and washer and dryer to your right. The kitchen to your left with quartz counters and stainless-steel appliances, opens to the dining/living area and has a breakfast bar too. Whilst enjoying the light from the large windows the unit has air conditioning for your comfort. The Bedroom has a walk- thru closet to give direct access to the 3-piece bathroom. Relax on your west-facing deck overlooking the green space below and with a gorgeous view of the mountains. Dinner is not an issue, as there is a gas hookup for your barbeque! To top everything off, there is an Underground parking stall and a storage cage in a secure area. Plus, the building has a bocce ball court and a common patio area that can be booked for your private use.

Auburn Bay is an amazing community, with a 43-acre lake in a 13 acre park. A 7000sq ft. private residents facility and a 5 acre off-lease dog park!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257865  |
| Price     | \$279,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 504               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 403, 300 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2Y3                          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Parkade, Underground   |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                                     |
| Cooling           | Central Air                                                                                                                   |
| # of Stories      | 4                                                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 7                    |

|                |     |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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.