

\$349,000 - 417, 400 Auburn Meadows Common Se, Calgary

MLS® #A2258398

\$349,000

1 Bedroom, 2.00 Bathroom, 617 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Look no further for your TOP floor unit with beautifully curated interiors and a functional layout. This unique "Pratt" layout by Logel Homes, is for the home buyer who wants a larger single bedroom and larger common areas- no small bedrooms here! Enjoy upgraded finishings like the herringbone tiled backsplash, stainless steel appliance package, trendy black pendant lights, luxury vinyl plank flooring throughout and an integrated microwave that helps the functionality of the kitchen flow seamlessly. The spacious bedroom accommodates large furniture and welcomes personal items & belongings with a walkthrough closet. Tucked past the closet is a 4-piece ensuite with a tiled bath/shower and sparkling quartz counter tops. The unit has a second bathroom for guests- offering convenience and privacy for the homeowners. Just off the cozy living room are sliding balcony doors that take you to your private outdoor hub- which includes a gas barbecue! We cannot forget to mention, one of the best features of Auburn Bay... LAKE ACCESS! Enjoy year-round exclusive access to the Home Owners Association which includes a splash park, tennis courts, a fishing dock, a boathouse, picnic tables, gymnasiums and more. Nearby services like South Health Campus (3 min drive) and grocery stores, shopping, entertainment and parks just a couple blocks away, makes Auburn Bay a



community of choice for many. Complete with a titled parking stall (end stall) and an over-sized storage locker compared to other units, this is an ideal choice for vibrant living in one of Calgary's most desired neighbourhoods. LIKE-NEW, gently lived in, this unit is truly turn-key and could be yours today! *Mortgage at 1.69% may be assumed, subject to buyer qualification and lender approval. Please contact listing agent for details.

Built in 2022

Essential Information

MLS® #	A2258398
Price	\$349,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	617
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	417, 400 Auburn Meadows Common Se
Community	Auburn Bay
Condo	Auburn Rise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3K7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal,
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	Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, Courtyard, Storage
Construction	Vinyl Siding, Wood Siding

Additional Information

Date Listed	September 19th, 2025
Days on Market	26
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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