

\$394,900 - 120, 400 Auburn Meadows Common Se, Calgary

MLS® #A2222711

\$394,900

2 Bedroom, 2.00 Bathroom, 924 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

You know that feeling when you walk into a space and instantly feel at home? That's exactly what happens the moment you step into this beautifully upgraded CORNER UNIT in Auburn Bay. Tucked into one of Calgary's most vibrant lake communities, this ground-floor unit offers the perfect blend of thoughtful design, stylish finishes, and everyday comfort. With 2 bedrooms, 2 full bathrooms, and 923 square feet of functional living space, this home is ideal for first-time buyers, downsizers, or anyone looking to enjoy the convenience of condo life without compromising on style. The kitchen is a total showstopper—fitted with 41 cabinets, upgraded quartz countertops, sleek stainless steel appliances, and an oversized island that offers extra storage and the perfect spot to gather with friends or sip your morning coffee. The open-concept layout flows seamlessly into the bright and spacious living area, where large south-facing windows flood the space with natural light all day long. Bonus - you'll find LVP flooring throughout - no carpet! The primary suite is a true retreat, complete with a walk-through closet and a luxurious 4-piece ensuite featuring a linen tower for added storage and an upgraded shower. The second bedroom is spacious and offers loads of natural light and direct access to the 2nd full bathroom. In-suite laundry with a countertop for folding adds convenience with



lots of space for storage. Central air conditioning keeps the space cool during warm summer days. Step outside to your extra-large patio (note the BBQ gas line)â€”perfect for soaking up the sun or enjoying a quiet evening. Plus, youâ€™ll love the security and comfort of your titled, heated underground parking stall and included storage locker. Living in Auburn Bay means access to a four-season lake lifestyle, walking paths, parks, and nearby shops and restaurants in Mahogany and Seton. Whether you're heading to the lake on a warm summer day or grabbing a bite at one of the local cafes, everything you need is just minutes away. Itâ€™s more than just a condoâ€”itâ€™s a lifestyle, and itâ€™s waiting for you.

Built in 2022

Essential Information

MLS® #	A2222711
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	120, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3K7

Amenities

Amenities Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Titled, Underground

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

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 BBQ gas line

Construction Composite Siding

Additional Information

Date Listed May 21st, 2025

Days on Market 36

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.