

**308, 400 Auburn Meadows Common SE**  
**Calgary, Alberta**
**MLS # A2226298**

**\$336,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	656 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** 2 TV Mounts, Electric Fireplace and Mantle Shelves, 1 Garage Remote, 2 Keys, 2 Fobs

Welcome to your serene escape in the city &mdash; a Tulum-inspired 2-bedroom, 2-bath 3rd floor condo that perfectly blends boho-chic style with modern comfort, nestled in the heart of one of Calgary's most desirable lake communities: Auburn Bay. Ideally located between Auburn Bay and Mahogany, you're just steps from trendy shops, restaurants, an off-leash dog park, and everyday amenities &mdash; making this a lifestyle decision as much as a home. Inside, this condo radiates warmth and natural light, thanks to large glass sliding doors, oversized windows, and a bright, airy palette that feels both fresh and grounding. Thoughtfully designed with upgrades throughout, you'll love the wide luxury vinyl plank flooring, black modern hardware, ceiling-height cabinetry, and designer herringbone tile backsplash that adds texture and flair. The kitchen is a showstopper with a silgranite undermount sink, built-in microwave, stylish pendant lighting, stainless steel appliances, and a sleek designer hood fan &mdash; perfect for home chefs and entertainers alike. The living area is anchored by a cozy electric fireplace with a built-in mantle, creating a relaxing vibe for both quiet nights in and lively get-togethers. Soaring 9-ft ceilings and air conditioning ensure year-round comfort. Retreat to the primary bedroom, a sun-soaked sanctuary with a feature wall, oversized window, and a private 3-piece ensuite boasting a double oversized walk-in shower with floor-to-ceiling tile, undermount sink, and quartz countertops. Enjoy morning coffee or evening wine on your spacious balcony overlooking green space, offering a peaceful view and privacy. Included is a titled underground parking stall and private storage cage located directly behind. With in-suite laundry, designer details, and a walkable location close to everything &mdash; including lake access &mdash; this

home is the perfect blend of laid-back luxury and urban convenience. Welcome to your own slice of Tulum in the heart of Calgary.