

**313, 200 Auburn Meadows Common SE**  
**Calgary, Alberta**
**MLS # A2245239**

**\$329,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to #313-200 Auburn Meadows Common SE, where you can live near the water, enjoy all the community amenities, and still stay within your budget (the lowest price in this complex!). Whether you're into paddle boarding in the summer, skating in the winter, or just grabbing coffee from a local spot, this neighbourhood delivers. Inside this 2 BED / 2 BATH condo, you'll find a layout designed for you with almost 700 sqft. This kitchen skips the "all-white" trend with WARM, LIGHT WOOD TONES that feel fresh without feeling cold. QUARTZ counters? Check. STAINLESS STEEL? Of course. A LARGE ISLAND that doubles as a dining space? Absolutely. Stay cool in the summer with A/C and enjoy BBQs on your balcony, equipped with a gas line. Both bedrooms are well-sized, with the primary having DOUBLE CLOSETS(!) and its own ensuite with a WALK-IN SHOWER. The second bedroom is perfect for a home office or guests, and connects to a second full bathroom. You'll also appreciate the IN-SUITE LAUNDRY with extra storage space, TITLED UNDERGROUND PARKING (no more scraping windows in winter) and the adjacent STORAGE LOCKER for all your gear. Plus, this pet-friendly building welcomes your furry sidekick. You're minutes from the South Health Campus, the massive Seton YMCA, shops, restaurants, and quick routes to Deerfoot and Stoney Trail. And yes, you get full lake access as a resident of Auburn Bay. This isn't just another condo - it's a chance to live in a community that gives you more.