



**DJ Golden**  
**REAL ESTATE**

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**108, 130 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2207735**



**\$310,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	529 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

PRICE REDUCED...A splendid condo complex in the beautiful Lake community of Auburn Bay. This well-maintained 2-bedroom & 1 bathroom condo is an ideal place for you. The low condo fee covers all amenities except electricity (that's a great value). The spacious kitchen is ideal for entertaining and cooking. The bright living room unlocks onto an oversized covered patio (22'4" x 6'9") with gas BBQ hookup. This unit comes with in-unit laundry. TITLED HEATED underground parking space (#108) and storage (#108) is located in the parkade. As an owner you enjoy exclusive access to a range of indoor and outdoor amenities, including LAKE access with beach, tennis courts, parks and playgrounds and an array of beautiful walking paths. Having a condo on the ground floor provides additional convenience and accessibility. This condo comes with window coverings. So many amenities are available to you within short stroll including schools, shopping, dining, and recreation options. Book your showing today!