

# \$395,000 - 316, 130 Auburn Meadows View Se, Calgary

MLS® #A2206853

**\$395,000**

2 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

TANDEM (2 VEHICLE) UNDERGROUND PARKING | CORNER UNIT | AIR CONDITIONING | SOUTH FACING BALCONY. Welcome to LAKESIDE living in the sought-after community of Auburn Bay! Whether you're a first-time homebuyer, downsizer, or investor, this bright and spacious CORNER-UNIT condo offers the perfect blend of comfort, convenience, and lifestyle with nearly 1,000 sq. ft. of living space. The open-concept layout is designed for easy living, with large windows that flood the space with natural light. The modern kitchen is designed with both style and functionality in mind, overlooking the living and dining areas to create a seamless flow—perfect for entertaining guests. A generously sized island provides plenty of counter space for meal prep, casual dining, or gathering with friends and family. The dedicated PANTRY offers ample storage, keeping your kitchen organized and clutter-free. Privacy is thoughtfully built into the design of this home, with two well-sized bedrooms strategically positioned on opposite sides of the unit, making it an ideal setup for roommates, guests, or those who work from home. The primary suite is a true retreat, featuring a spacious WALK-IN closet that provides ample storage and organization. The ensuite bathroom is designed for both style and functionality, offering DUAL VANITIES—ensuring plenty of space for morning routines. Step outside onto the MASSIVE BALCONY featuring almost



150 sq/ft of additional space, a RARE find in condo living! This expansive outdoor space offers plenty of room for a cozy seating area â€”perfect for enjoying your morning coffee, hosting summer BBQs, or simply unwinding after a long day. With its sunny SOUTH-FACING exposure, youâ€™ll enjoy abundant natural light throughout the day and calm sunset views of the LANDSCAPED COURTYARD in the evening. Whether you're soaking up the sunshine or stargazing at night, this one-of-a-kind balcony truly extends your living space outdoors. Additional highlights include a brand-new AIR-CONDITIONING unit installed in 2024, ensuring year-round comfort, and TANDEM (2-vehicle) UNDERGROUND PARKING, providing secure and convenient parking along with your own STORAGE LOCKER (separate from unit). Located just minutes from the South Health Campus, shopping, dining, and transit, this home puts everything you need within easy reach while offering the added bonus of LAKE ACCESS and a vibrant community atmosphere. If youâ€™re looking for a move-in-ready home in an amazing location, this could be it! Book your showing today and see why Auburn Bay is the perfect place to call home.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206853    |
| Price          | \$395,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 953         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 316, 130 Auburn Meadows View Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M2P3                          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Heated Garage, Tandem, Titled, Underground                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner                 |
| Heating           | Baseboard   |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 4               |
| Zoning         | DC              |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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