

# \$399,999 - 120, 400 Auburn Meadows Common Se, Calgary

MLS® #A2222711

**\$399,999**

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? Thatâ€™s exactly what happens the moment you step into this beautifully upgraded CORNER UNIT in Auburn Bay. Tucked into one of Calgaryâ€™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 showstopperâ€”fitted with 41â€• 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 - youâ€™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          | \$399,999         |
| 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 22

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Benchmark

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