

\$384,900 - 104, 300 Auburn Meadows Common Se, Calgary

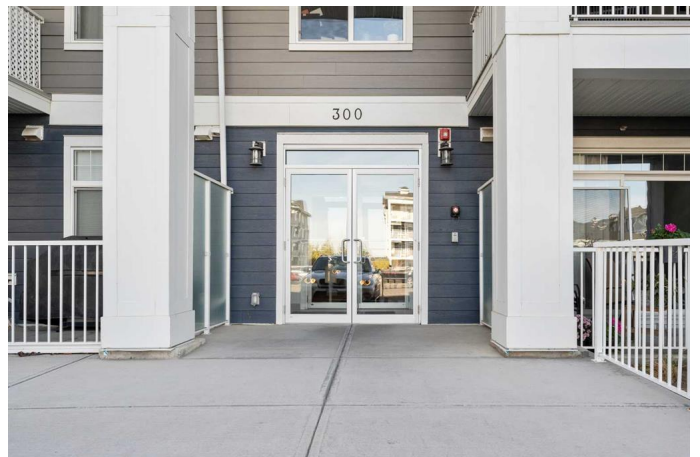
MLS® #A2236582

\$384,900

2 Bedroom, 2.00 Bathroom, 957 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully upgraded, move-in ready main floor corner suite in the heart of Auburn Bay—complete with full air conditioning, two spacious bedrooms, and two elegant bathrooms. Boasting soaring 9'™ ceilings and an abundance of natural light from oversized dual-pane windows, this bright and airy home offers a modern open-concept layout with a premium finish throughout. Every detail has been thoughtfully upgraded, making it a true standout. The showstopping kitchen is a chef's™ dream, featuring a massive quartz island with designer pendant lighting, sleek white soft-close cabinetry with built-in work space, and a full suite of high-end stainless-steel appliances—including a built-in wall oven, induction cooktop, chimney-style hood fan, built-in microwave, bar fridge, and upgraded refrigerator. The inviting living area centers around a cozy electric fireplace and flows seamlessly onto the oversized, private balcony—ideal for relaxing or entertaining. Enjoy a natural gas BBQ hookup and the comfort of the award-winning makeup air system that delivers fresh, filtered air year-round to every suite. The bright and spacious primary suite offers a large walk-in closet and a spa-inspired ensuite with a glass-enclosed shower and dual undermount sinks set in a quartz vanity. The generously sized second bedroom is located next to the full main bath, making it ideal for guests or a



home office. This incredible home also includes double tandem titled underground heated parking and an extra-large private storage unit—a rare and valuable bonus! Situated in Auburn Bay, one of Calgary’s most desirable lake communities, residents enjoy exclusive lake access, scenic walking trails, beautiful parks, nearby shops and restaurants, South Health Campus Hospital, and a true sense of community. This pet-friendly complex offers both comfort and convenience in a luxurious setting. Don’t miss your chance to own this exceptional home—book your private showing today!

Built in 2020

Essential Information

MLS® #	A2236582
Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2020
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	104, 300 Auburn Meadows C
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E7

Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Secured, Ta
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	July 3rd, 2025
Days on Market	17

Top Reasons to Buy This Home

- Daikin Multi-Zone Heating & Cooling**
Enjoy personalized climate control in every room with this high-end, energy-efficient system—super rare in similar units!
- Double Tandem Titled Heated Underground Parking**
Park two vehicles securely and comfortably—this is a major bonus in any complex!
- Bar Fridge Included**
An added touch of luxury and convenience—perfect for entertaining or storing beverages separately.
- Chimney-Style Hood Fan & Built-In Wall Oven + Microwave**
A stylish and functional kitchen setup found only in the most upgraded homes.
- Custom Built-In Desk in Kitchen**
Ideal for working from home, organizing bills, or creating a coffee station—this smart feature adds versatility and value.
- Premium Induction Cooktop & Upgraded Fridge**
Fast, safe, and modern cooking with upgraded appliances rarely seen in standard suites.
- Quartz Countertops with Large Island**
Beautiful, durable surfaces that provide ample prep and entertaining space.
- Soft-Close Cabinetry Throughout**
Adds a quiet, quality feel to daily living—often overlooked, but always appreciated.
- Oversized Balcony with BBQ Gas Line**
Your own private outdoor space to relax or entertain with direct gas hookup.
- Award-Winning Fresh Air System**
Exclusive to this development—every suite has clean, filtered air circulation year-round.
- Corner Unit with Extra Windows & Light**
More sunshine and privacy with only one shared wall—feels more like a home than a condo.
- Pet-Friendly & Move-In Ready**
Skip the renovations—this home is pristine, updated, and pet-friendly.

Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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