

# \$334,900 - 213, 200 Auburn Meadows Common Se, Calgary

---

MLS® #A2228905

**\$334,900**

2 Bedroom, 2.00 Bathroom, 694 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom second-floor unit in the heart of the vibrant Lake Community of Auburn Bay. This west-facing unit offers a functional layout with thoughtful upgrades and a warm, contemporary feel throughout. Step inside to find luxury vinyl plank flooring that runs seamlessly throughout the entire unit, complementing the modern kitchen which boasts extended-height cabinetry, quartz countertops and upgraded stainless steel appliances—including a sleek electric range with front controls and a fridge equipped with a waterline. The oversized central island with seating is perfect for casual meals and entertaining. The open-concept living area is filled with natural light, thanks to oversized sliding patio doors that lead to a private west-facing balcony, ideal for enjoying sunsets and outdoor relaxation. The spacious primary bedroom features dual his-and-hers closets and a private 3-piece ensuite complete with quartz counters and a stand-up shower. A well-appointed second bedroom is perfect for guests, a home office, or both and is conveniently located next to the second full bathroom. Additional highlights include Air Conditioning, a full size in-suite laundry room with extra storage, a titled underground parking stall, as well as a separate storage locker for added convenience. Situated in one of Calgary's most sought-after lake



communities, youâ€™ll love the walkability to Auburn Station, home to grocery stores, restaurants, cafes, and daily essentials. Enjoy year-round activities at Auburn Bay Lake, whether itâ€™s paddle boarding in the summer or skating in the winter. Plus, you're just minutes from South Health Campus, top-rated schools, and easy transit options.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228905          |
| Price          | \$334,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 694               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 213, 200 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3M 3A8                           |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Clubhouse, Dog Park, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 1   |
| Parking        | Titled, Underground   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings  |
| Appliances        | Counters<br>Dishwasher, Electric Range<br>Wall/Window Air Conditioner, |
| Heating           | Baseboard  |
| Cooling           | Wall Unit(s)   |
| # of Stories      | 4  |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 9              |
| Zoning         | M-2 d210       |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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.

