

# \$419,000 - 407, 400 Auburn Meadows Common Se, Calgary

MLS® #A2202745

**\$419,000**

2 Bedroom, 2.00 Bathroom, 843 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top-Floor Luxury Living â€” The  
â€œJacksonâ€• Floor Plan Step into luxury  
with this stunning top-floor, air-conditioned unit  
that is absolutely loaded with upgrades! From  
the moment you walk through the door,  
youâ€™ll feel the warmth and elegance of this  
beautifully designed space. Modern Kitchen &  
Dining, the heart of the home is spacious,  
featuring a large island, sleek quartz  
countertops, stainless-steel appliances, and  
stylish Lindberg oak cabinets with a clean,  
minimalist design. Additional storage cabinets  
and an extensively shelved pantry provide  
ample space for all your culinary needs. The  
Stylish & Comfortable Living Spaces of the  
open concept living room is generously sized  
and leads to a large, covered balcony (w/BBQ  
gas line) is perfect for morning coffee or  
evening relaxation. The glass patio door is  
fitted with blackout blinds, keeping you cool  
and comfortable on hot summer days. Both  
bedrooms are spacious, with the primary suite  
featuring a walk-through closet leading to a  
beautifully upgraded ensuite and tri shades,  
sheer, light filtering and black out. The second  
bedroom offers a roomy closet and a large  
window, filling the space with natural light and  
there is also an additional 4-piece bath.  
Throughout the unit, neutral paint tones create  
an inviting and versatile aesthetic. Premium  
Flooring & Convenience, enjoy durable vinyl  
plank flooring in the kitchen and dining area,



and plush upgraded carpeting in the living room and bedrooms for added comfort. A dedicated laundry room with extra storage adds to the convenience of this exceptional unit. One underground parking stall with storage cage in front. Parking stall has extra space on the drivers side and it is right beside the elevator! The complex offers additional parking and well-maintained green spaces for a park-like setting. The location is unbeatable! Walk to CO-OP, Tim Hortons, and a large variety of shops, restaurants, and medical services and public transportation is just steps away! Plus, enjoy access to the Auburn Lake Community Centre, adding even more value to this incredible home. Don't miss this opportunity. Schedule a viewing today and make this upgraded top-floor unit yours!

Built in 2022

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202745          |
| Price          | \$419,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 407, 400 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |

Province Alberta  
Postal Code T3M 3K7

### Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash  
Parking Spaces 1  
Parking Underground  
# of Garages 1

### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows  
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 Balcony  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 7  
Zoning M-2  
HOA Fees 509  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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