

# \$269,900 - 206, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2241893

**\$269,900**

1 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this over 600 square foot condo located in one of the newest developments in Auburn Bay that features numerous amenities just steps away! This freshly painted 1 bedroom + den, 1 bathroom unit is located in a quiet building and offers the perfect opportunity for first-time buyers or investors. An open-concept layout with 9-foot ceilings greets you as you enter the home and resilient laminate flooring flows throughout the unit. The spacious kitchen features quartz countertops, stainless steel appliances, ample storage space, and a large peninsula with a breakfast bar for additional seating space. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The bedroom offers a double closet and large windows that allow plenty of natural light into the space and is located across from the 3-piece bathroom with a walk-in shower. The additional den space offers a great flex area that can be used as an office to work from home or TV room. The large balcony offers a great space to enjoy the warmer summer months and has plenty of room for a barbeque and patio furniture. Completing this property is in-unit laundry for your convenience, a separate and secure storage locker, and a titled parking space. Situated within the desirable Regatta at Auburn Bay development, this property features the perfect walkable location and is only a short walk to Co-op, restaurants, and cafes, and a quick drive to the Seton YMCA



and South Health Campus. Enjoy exclusive year-round access to swimming, kayaking, paddleboarding, tennis courts, skating, and all that the Auburn House has to offer. Daily commuting and access around the city is easy with quick access to Deerfoot and Stoney Trail. Don't miss out on this opportunity to own a like-new condo in Calgary's most sought-after lake community!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241893          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 613               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 206, 100 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 3H2                          |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Visitor Parking, Bicycle Storage, Secured Parking, Storage |
| Parking Spaces | 1                                                          |
| Parking        | Stall, Titled                                              |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Quartz Counters, Storage                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Wood Frame, Composite Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 23               |
| Zoning         | M-2              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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