

# \$275,000 - 309, 300 Auburn Meadows Manor Se, Calgary

MLS® #A2219210

**\$275,000**

1 Bedroom, 1.00 Bathroom, 512 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the Regatta At Auburn Bay! This amazing 3rd floor unit is perfectly located with nice welcoming views of the neighbourhood street and has an abundance of natural light thanks to the big size of windows and private balcony. More features include: bright open plan, 9ft ceilings, large bedroom with walk-through closet connecting to full bathroom with tile flooring, stainless steel appliances with electric stove, quartz counter-top, carpet and luxury vinyl plank flooring. Walking distance to community lake, shopping mall. Close to 52nd ST, Deerfoot trail and Stoney Trail. 5 minutes drive to YMCA, Library, and Hospital.

Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219210          |
| Price          | \$275,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 512               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 309, 300 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2Y3                          |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Park, Storage, Visitor Parking |
| Parking Spaces | 1                                           |
| Parking        | Off Street, Stall                           |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                           |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Cement Fiber Board |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 52             |
| Zoning         | M-2            |
| HOA Fees       | 508            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.