

# \$309,900 - 117, 200 Auburn Meadows Common Se, Calgary

---

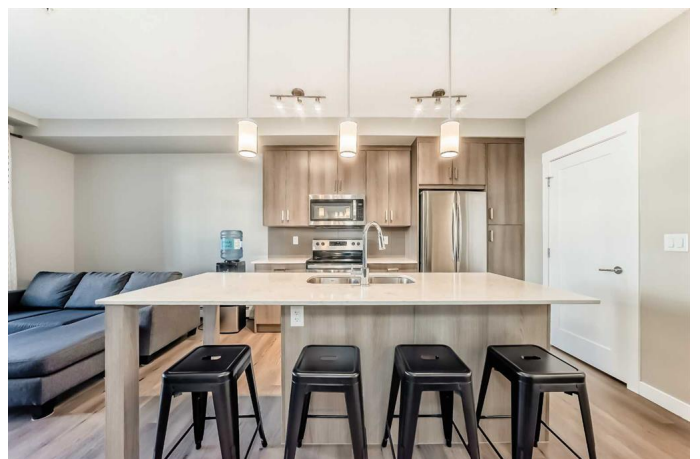
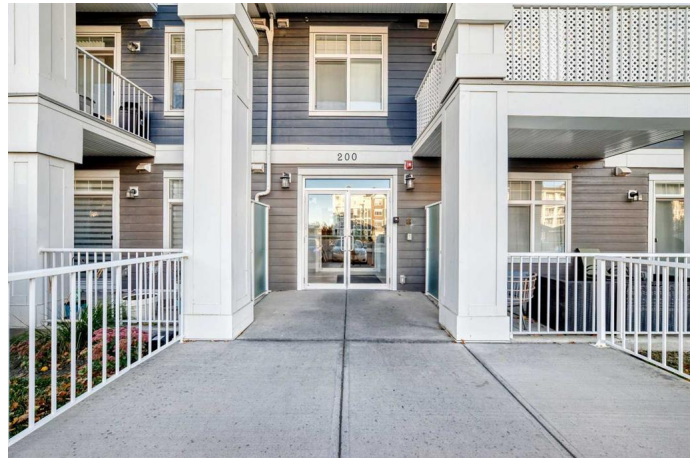
MLS® #A2264791

**\$309,900**

2 Bedroom, 2.00 Bathroom, 696 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to lakeside living in the premiere community of Auburn Bay! This beautifully maintained 2-bedroom, 2-bathroom condo combines modern comfort with an unbeatable location just steps from the lake, parks, and vibrant amenities. Step inside and enjoy an open-concept layout designed for everyday living and entertaining. The kitchen features sleek cabinetry, stone countertops, stainless steel appliances, and a breakfast bar that flows seamlessly into the bright living area. Large windows fill the space with natural light, and the private balcony offers a perfect spot to relax or enjoy your morning coffee. The primary suite includes a large closet and a private ensuite with walk-in shower, while the second bedroom and full bath provide ideal space for guests, family, or a home office. In-suite laundry adds convenience, and the unit includes a titled underground heated parking stall with a secure storage cage – perfect for keeping your car and gear protected year-round. Living in Auburn Bay means access to a 43-acre freshwater lake, beach, skating rinks, parks, and walking trails, plus proximity to schools, shopping, restaurants, and the South Health Campus. With quick access to major routes like Deerfoot and Stoney Trail, this home truly offers the best of comfort, lifestyle, and location. Experience the perfect blend of modern living and resort-style amenities –



welcome home to Auburn Bay!

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264791          |
| Price          | \$309,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 696               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 117, 200 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3M 3A8                           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking                         |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan, Stone Counters                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s) |
| Heating           | Boiler                                                                |
| Cooling           | None                                                                  |
| # of Stories      | 4                                                                     |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |
| Zoning         | M-2 d210           |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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.