

# \$424,900 - 406, 300 Auburn Meadows Common Se, Calgary

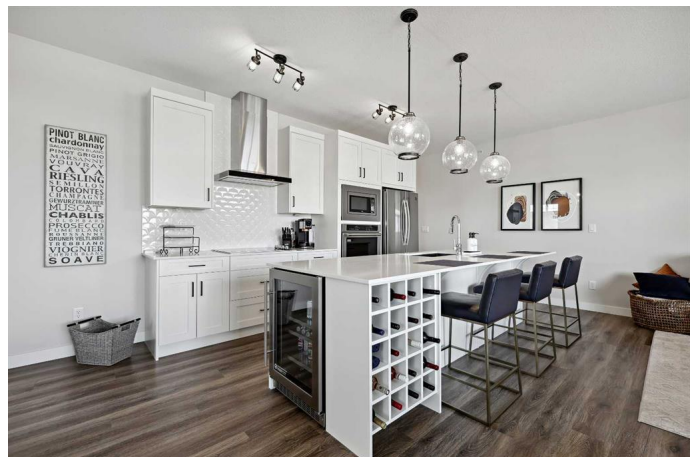
MLS® #A2233453

**\$424,900**

2 Bedroom, 2.00 Bathroom, 918 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to elevated living in the highly sought-after lake community of Auburn Bay, where lifestyle meets luxury. This impressive top-floor corner unit in Auburn Rise offers 2 bedrooms, 2 bathrooms, and an abundance of premium upgrades—all designed to impress. Step inside and be greeted by 9-foot ceilings, an expansive foyer, and oversized windows that flood the space with natural light. The open-concept layout showcases wide plank luxury vinyl flooring throughout, creating a seamless and modern flow. The designer kitchen is a true showstopper—complete with built-in appliances, including a wall oven, microwave, and electric smooth cooktop, plus an upgraded island featuring wine cubbies and a built-in bar fridge. The stunning Bianca undermount sink, full-height tile backsplash (extending behind the hood fan), shaker-style cabinetry, and custom lighting package add timeless elegance to every detail. Unwind in the serene Primary Bedroom featuring a stylish barn door, California Closets touch points through out, a linen tower, and a spa-inspired ensuite with dual vanities and a massive walk-in shower framed by floor-to-ceiling tile. Comfort is further enhanced by two ceiling fans, air conditioning, and custom window coverings. Enjoy quiet evenings or vibrant gatherings on your nearly 20-foot-long private deck, perfectly positioned to take in views of the beautiful neighboring



community of Mahogany. Additional features include: Two underground parking stalls on one Title, a large private storage locker, large laundry room with side-by-side washer & dryer space, wall-mounted TV hookup with power and cable and a classic bright and airy colour palette. Located in the heart of South Calgary, Auburn Bay offers lake access, nearby schools, shopping, restaurants, and endless amenities—all within a vibrant and established community. Whether you're downsizing, investing, or just starting out, this top-floor gem offers the perfect blend of low-maintenance lifestyle and high-end comfort. Welcome home to Auburn Rise—where every detail is elevated.

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233453          |
| Price          | \$424,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 918               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 406, 300 Auburn Meadows Common Se |
| Subdivision | Auburn Bay                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3M 3E7                           |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking, Visitor Parking, Gazebo    |
| Parking Spaces | 2                                           |
| Parking        | Parkade, Stall, Tandem, Titled, Underground |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Bar Fridge, Central Air Conditioner, Dryer, Electric Cooktop, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings       |
| Heating           | Baseboard, Radiant                                                                                                                                |
| Cooling           | Wall Unit(s)                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Courtyard                |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 2               |
| Zoning         | M-2 d210        |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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