

# \$494,900 - 233 Auburn Meadows Drive Se, Calgary

MLS® #A2258437

**\$494,900**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

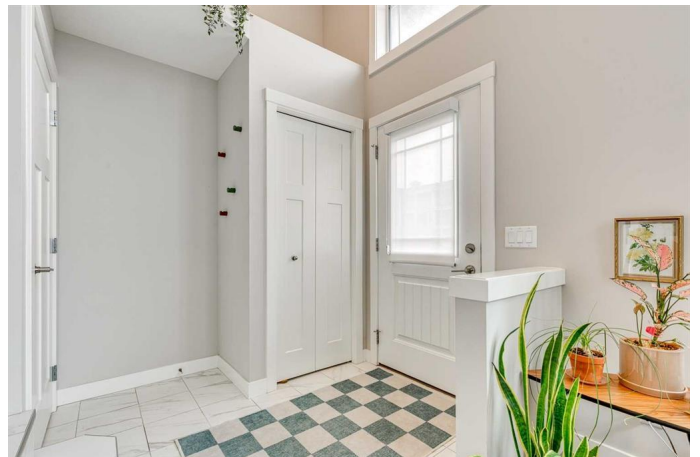
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning multi-level corner unit townhouse in the highly desirable lake community of Auburn Bay! With an abundance of natural light, a vaulted ceiling, this home offers the perfect blend of comfort, style, and convenience. Step into the main living area, where a soaring vault and oversized windows create a bright and open atmosphere. Whether you're entertaining or relaxing, the space feels large and inviting year round-especially with the comfort of A/C. Upstairs you'll find 2 master bedrooms, each complete with it's own private ensuite bathroom- a perfect setup for guests, roommates, or a home office. A convenient stacker washer and dryer are neatly tucked away in a laundry closet steps from the bedrooms. Spacious kitchen with stainless appliances and an ample eating area. This home also features a double attached garage providing secure parking and extra storage space. As a corner unit, it offers more natural light from several exposures. Located just steps from schools, shopping, parks, restaurants, and full access to Auburn Bay Lake, you'll enjoy year-round recreation including swimming, skating, and beach activities-right in your own community. Don't miss your chance to own this bright and stylish home in one of Calgary's most sought-after neighborhoods!

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2258437      |
| Price          | \$494,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,210         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 233 Auburn Meadows Drive Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2S1                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Park        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Partial, Unfinished                                                                                                       |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Rain Gutters |
|-------------------|----------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, City Lot, Landscaped |
| Roof            | Asphalt Shingle                                    |
| Construction    | Composite Siding, Stone, Wood Frame                |
| Foundation      | Poured Concrete                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-2                  |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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