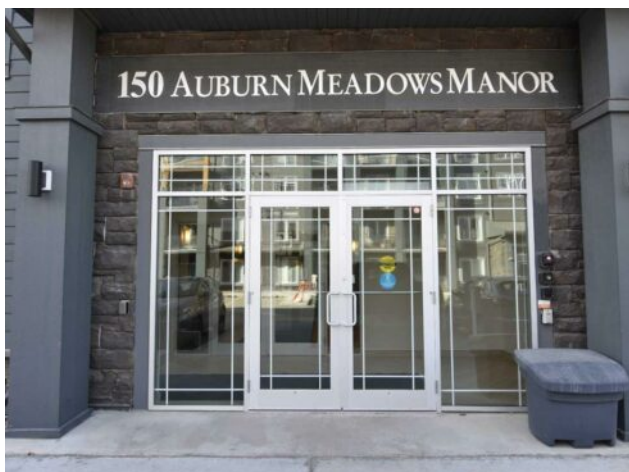


311, 150 Auburn Meadow Manor SE  
Calgary, Alberta

MLS # A2200373



# \$278,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window Coverings

A beautiful, cozy upper-floor condo unit with 1 bedroom and 1 bathroom, located in the desirable community of Auburn Bay. Open floor plan characterized by 9' ceilings, quartz countertops, ceramic tile backsplash, up-to-ceiling cabinets, and stainless steel appliances. While engineered laminate flooring offers you a firm walking experience and easy-cleaning advantage in the kitchen and living room, the warm carpet on the bedroom floor provides you more relaxed sensation. The spacious bedroom can fit a king or queen bed and features a walk-through closet leading to a full bathroom, and the bathroom opens another door to the living room for extra convenience. Big windows in the living room and bedroom bring in plenty of natural light. The spacious east-facing balcony provides you an ample space for your BBQ or tea time. The unit is equipped with a stacked front-loading washer/dryer. There is an assigned parking stall for this unit with an electrical outlet for winter convenience and a storage cage in the underground parkade. Living in this community, you have the privilege to access the Auburn Bay Lake and a couple of jade-like ponds that offer you exciting lake life. Many amenities, shops, and restaurants are nearby, and close to South Calgary Health Campus and Seton YMCA. Easy access to the Ring Road and the Deerfoot Trail.