

# \$480,000 - 230 Auburn Meadows Manor Se, Calgary

MLS® #A2250403

**\$480,000**

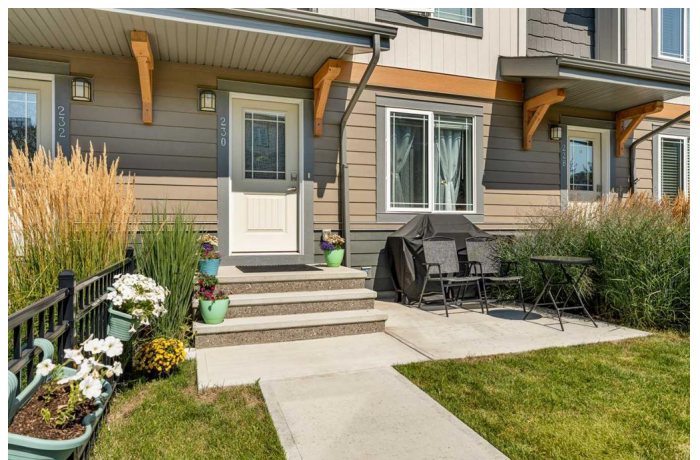
2 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

**GREAT PRICE AND QUICK POSSESSION!!**

Welcome to this immaculate, move-in ready townhome nestled in the heart of Auburn Bay, one of Calgary's most desirable lake communities. Thoughtfully designed with style and functionality in mind, this home features 2 spacious bedrooms, 2.5 bathrooms, and a double-attached garage. Step inside and be greeted by bright, open-concept living where oversized south-facing windows fill the home with natural light. The modern kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances including a gas range, and a generous island that flows seamlessly into the dining and living areas—perfect for entertaining or everyday living. Upstairs, you'll find two beautifully appointed primary suites, each with walk-in closets and private ensuite baths finished with quartz countertops and elegant tile details. A convenient laundry room completes the upper level, offering both style and practicality. The lower level provides direct access to the garage along with flexible space ideal for a home office, gym, or extra storage. Additional features include luxury vinyl plank flooring, upgraded carpeting, air conditioning, smart thermostat, and a tankless hot water system—showcasing both comfort and efficiency. Outside, enjoy your private patio and take advantage of year-round Auburn Bay lake access, offering sandy beaches, skating rinks, sports courts, and scenic walking paths. With close proximity to schools, shopping,



South Health Campus, and major roadways, this home offers the perfect balance of lifestyle and convenience. Don't miss the opportunity to own in this sought-after community—schedule your showing today!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250403      |
| Price          | \$480,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,471         |
| Acres          | 0.02          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 230 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2S1                      |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Other                                                                          |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached, Garage Faces Rear                                      |
| # of Garages   | 2                                                                              |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings, Gas Range |
| Heating           | Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                    |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, None, Tennis Court(s), Lighting, Playground, Uncovered Courtyard |
| Lot Description   | Backs on to Park/Green Space, City Lot, Close to Clubhouse, Few Trees, Lake    |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Composite Siding, Wood Frame, Mixed                                            |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 45                |
| Zoning         | SR                |
| HOA Fees       | 509               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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