

\$525,000 - 230 Auburn Meadows Manor Se, Calgary

MLS® #A2250403

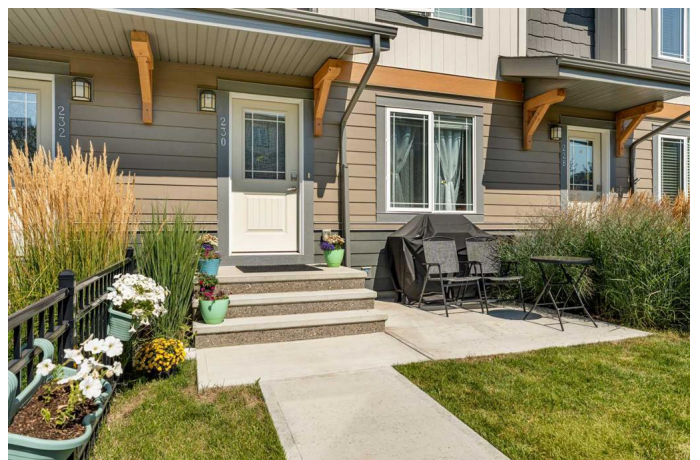
\$525,000

2 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE, SATURDAY AUG 30 FROM 130PM TO 330PM AND SUNDAY AUG 31 FROM 11AM TO 1PM. 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	\$525,000
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, Refrigerator, Washer, Window Coverings, Gas Range, Oven
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Full, Unfinished

Exterior

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

Additional Information

Date Listed August 28th, 2025
Zoning SR
HOA Fees 509
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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