

# \$460,000 - 73 Auburn Meadows Way Se, Calgary

MLS® #A2235345

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

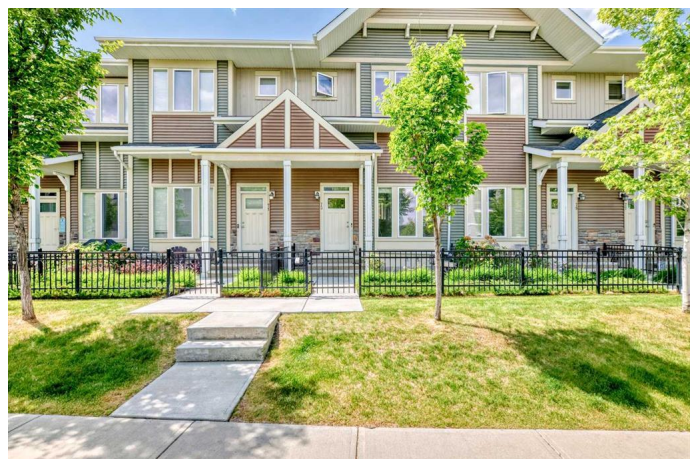
Welcome to a stylish and functional 2-bedroom townhome located in the heart of Auburn Bay. This home features a unique split-level floor plan with a bright and open living room on the lower level and a spacious kitchen and dining area just a few steps up. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, and a large island with stone countertops—perfect for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, including both of them having comfortable primary suites. The second bedroom ideal for guests, kids, or a home office. The home also includes a basement offering ample storage space. Enjoy outdoor living on your fenced-in front patio—perfect for relaxing or hosting summer BBQs. Additional highlights include a double attached garage at the rear of the home and in-suite laundry for added convenience. Situated in a well-managed complex close to parks, schools, shopping, and public transit, this property also offers easy access to Auburn Bay’s exclusive lake amenities. Perfect for first-time home buyers, investors, or anyone looking for a low-maintenance lifestyle in a vibrant, family-friendly community.

Built in 2015

## Essential Information

MLS® # A2235345

Price \$460,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,270         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 73 Auburn Meadows Way Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2H8                  |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |
| # of Garages   | 2                                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                   |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Partial, Unfinished                                                                                                    |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Courtyard                                             |
| Lot Description   | Back Lane, Low Maintenance Landscape, Street Lighting |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 36              |
| Zoning         | DC              |
| HOA Fees       | 494             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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