

# \$338,000 - 308, 400 Auburn Meadows Common Se, Calgary

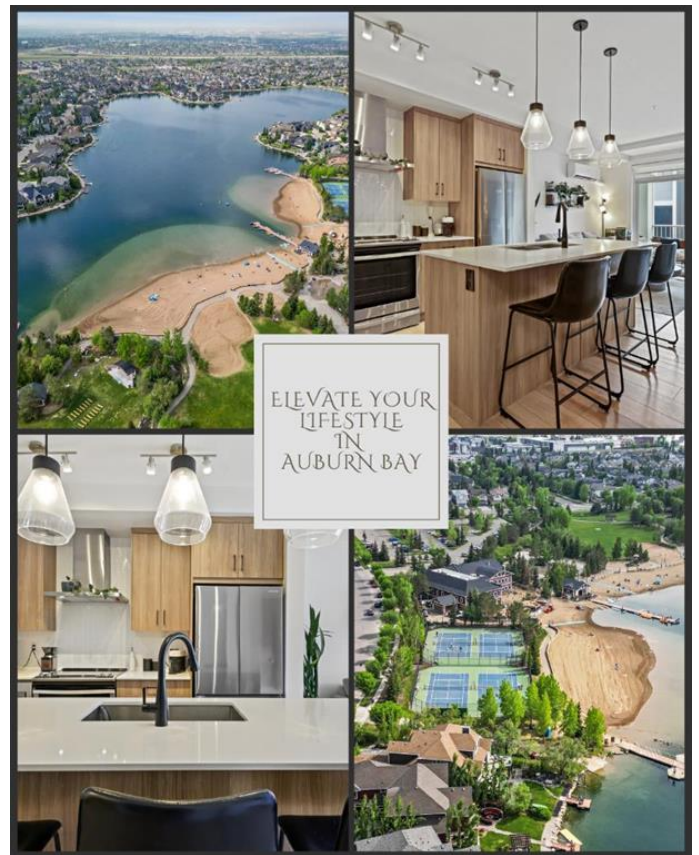
MLS® #A2226298

**\$338,000**

2 Bedroom, 2.00 Bathroom, 656 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your serene escape in the city â€” a Tulum-inspired 2-bedroom, 2-bath 3rd floor condo that perfectly blends boho-chic style with modern comfort, nestled in the heart of one of Calgaryâ€™s most desirable lake communities: Auburn Bay. Ideally located between Auburn Bay and Mahogany, youâ€™re just steps from trendy shops, restaurants, an off-leash dog park, and everyday amenities â€” making this a lifestyle decision as much as a home. Inside, this condo radiates warmth and natural light, thanks to large glass sliding doors, oversized windows, and a bright, airy palette that feels both fresh and grounding. Thoughtfully designed with upgrades throughout, you'll love the wide luxury vinyl plank flooring, black modern hardware, ceiling-height cabinetry, and designer herringbone tile backsplash that adds texture and flair. The kitchen is a showstopper with a silgranite undermount sink, built-in microwave, stylish pendant lighting, stainless steel appliances, and a sleek designer hood fan â€” perfect for home chefs and entertainers alike. The living area is anchored by a cozy electric fireplace with a built-in mantle, creating a relaxing vibe for both quiet nights in and lively get-togethers. Soaring 9-ft ceilings and air conditioning ensure year-round comfort. Retreat to the primary bedroom, a sun-soaked sanctuary with a feature wall, oversized window, and a private



3-piece ensuite boasting a double oversized walk-in shower with floor-to-ceiling tile, undermount sink, and quartz countertops. Enjoy morning coffee or evening wine on your spacious balcony overlooking green space, offering a peaceful view and privacy. Included is a titled underground parking stall and private storage cage located directly behind. With in-suite laundry, designer details, and a walkable location close to everything – including lake access – this home is the perfect blend of laid-back luxury and urban convenience. Welcome to your own slice of Tulum in the heart of Calgary.

Built in 2021

**Essential Information**

MLS® #	A2226298
Price	\$338,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	656
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	308, 400 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K7

**Amenities**

Amenities	Visitor Parking, Gazebo
Parking Spaces	1
Parking	Stall, Underground, Titled

## Interior

Interior Features	Breakfast Bar, High Ceilings, Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Conditioner, Washer, Window
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4



## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	May 30th, 2025
Days on Market	56
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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