

# \$349,900 - 308, 400 Auburn Meadows Common Se, Calgary

MLS® #A2226298

**\$349,900**

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	\$349,900
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	Gazebo, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
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	4
Zoning	M-2 d210
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.