

# \$342,000 - 308, 400 Auburn Meadows Common Se, Calgary

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MLS® #A2226298

**\$342,000**

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          | \$342,000         |
| 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      | 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 | 17             |
| Zoning         | M-2 d210       |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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