

\$494,900 - 119 Auburn Meadows Walk Se, Calgary

MLS® #A2252397

\$494,900

2 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this RARE OPPORTUNITY to own a beautifully upgraded 2-bedroom, 2.5-bathroom, double garage END UNIT townhome in the heart of Auburn Bay's Muskoka! Perfectly situated across from Auburn Bay Station Shopping Centre, walking distance to off-leash park, schools, playgrounds, tennis court, and just steps from Auburn Bay's 43-acre lake, private parks, and beaches. This home offers a perfect balance of convenience and leisure. Step inside, you'll be greeted by a warm, cozy, bright, and welcoming atmosphere. The main floor boasts a spacious open-concept living area with expansive sunlit windows and beautiful hardwood floors throughout. The stylish kitchen showcases granite countertops, backsplash tile, modern appliances, a large island, and ample counter space. The kitchen leads to a private balcony and a flex room with a versatile space for a dining area or home office. Upstairs, you'll find two spacious master bedrooms, each with its own 4 piece en-suite bathroom and walk-in closet, providing ultimate privacy and convenience. Full laundry room /linen closet is also conveniently located on this level. The basement, with plenty of storage options, connects to the double attached garage for secure parking and additional storage space. Countless Upgrades throughout include: FRESH PAINT THROUGHOUT. NEW BLIND. Bathrooms with granite countertops and two added drawers in vanity; Hardwood, tile and



carpet flooring;Â Huge upgraded kitchen with beautiful granite counter tops, gorgeous kitchen backsplash tile, 12â€• extended island counter top, and stainless steel appliances; Balcony off the main level; Outlet to the basement; Barbeque gas line rough-in for easy barbeque entertainment. Living in the sought-after LAKE community of Auburn Bay means access to a vibrant, lake-centered lifestyle with walking trails, parks, playgrounds, year-round activities at the community lake; quick access to Stoney Trail and Deerfoot Trail; easy access to downtown: BRT bus (302), and near future LRT stations. This 1,254 sq.ft. end-unit is the perfect blend of comfort, modern style, and location - ideal for first-time buyers, downsizers, or investors seeking a move-in ready property in one of Calgaryâ€™s most desirable lake communities. Welcome to your new home! QUICK POSSESSION. Professional cleaned.

Built in 2015

Essential Information

MLS® #	A2252397
Price	\$494,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	119 Auburn Meadows Walk Se
---------	----------------------------

Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	62
Zoning	SR
HOA Fees	508
HOA Fees Freq.	ANN

Listing Details

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

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.