

\$295,900 - 223, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2198198

\$295,900

1 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the Canoe building, a charming and well-maintained residence in the highly sought-after lake community of Auburn Bay. This freshly painted, second-floor one-bedroom condo offers a bright, inviting atmosphere with soaring 9 ft ceilings and a thoughtfully designed open-concept layout that maximizes space and functionality.

The modern kitchen is both stylish and practical, featuring brand-new quartz countertops, sleek stainless steel appliances, elegant cabinetry, and a glass tile backsplash that adds a contemporary touch. The primary bedroom easily accommodates a king-size bed and boasts a walk-through closet, leading to a beautifully appointed four-piece bathroom with convenient dual access from both the bedroom and main living area.

Step outside onto your private balcony, where you can enjoy fresh air and sunshine while grilling with the built-in gas hookup—perfect for entertaining or unwinding after a long day. Additional highlights include titled underground heated parking, a secure assigned storage locker, and a pet-friendly policy, making this an ideal home for animal lovers.

Living in Auburn Bay means enjoying a vibrant lakeside lifestyle, with year-round access to Auburn Bay Lake for swimming, fishing, boating, and relaxing by the water. Just minutes away, you'll find an array of shopping,



dining, and entertainment options, as well as the Calgary South Health Campus in Seton. Commuting is effortless with quick access to Stoney and Deerfoot Trail, convenient bus routes, including an express bus to Quarry Park, and a planned future LRT station for even greater connectivity.

Don't miss out on this exceptional opportunity to own a stylish, move-in-ready condo in one of Calgary's most desirable communities. Schedule your viewing today!

Built in 2016

Essential Information

MLS® #	A2198198
Price	\$295,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	595
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	223, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities Beach Access, Bicycle Storage, Clubhouse, Dog Park, Playground, Racquet Courts, Recreation Facilities, Secured Parking, Snow Removal,

	Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	27
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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