

# \$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 28

Zoning DC

HOA Fees 494

HOA Fees Freq. ANN

### **Listing Details**

Listing Office URBAN-REALTY.ca

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