

# \$286,900 - 223, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2198198

**\$286,900**

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          | \$286,900         |
| 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 | Bicycle Storage, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Clubhouse, Dog Park, Racquet |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|

Courts, Recreation Facilities

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 48

Zoning DC

HOA Fees 494

HOA Fees Freq. ANN

### Listing Details

Listing Office URBAN-REALTY.ca

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.