

# \$289,900 - 424, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2224658

**\$289,900**

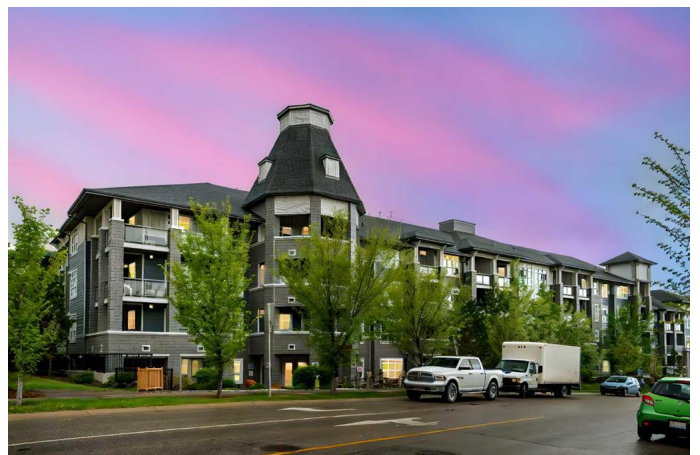
1 Bedroom, 1.00 Bathroom, 658 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the Canoe, nestled in the vibrant lake community of Auburn Bay! This beautifully maintained top-floor 1-bedroom + den condo offers a bright and functional layout with over 600 sq. ft. of stylish living space. The modern kitchen is equipped with flat-panel cabinetry, white quartz countertops, stainless steel appliances, and a sleek glass tile backsplash. The open-concept living area features durable engineered hardwood and large windows that fill the space with natural light. A well-positioned den off the entryway provides the perfect setup for a home office, TV room, or flex space with added privacy.

Step outside to your sunny south-facing balcony, ideal for relaxing or entertaining, complete with a built-in gas line for your BBQ. The spacious primary bedroom easily fits a king-sized bed and features a walk-through closet that connects to the cheater ensuite for added convenience. Additional highlights include in-suite laundry with extra pantry/storage space, a titled underground heated parking stall, an assigned storage locker, and a pet-friendly building (with board approval). Enjoy being just steps to Auburn Bay Lake, scenic walking paths, parks, schools, restaurants, shopping, and the future Green Line LRT. With quick access to Stoney and Deerfoot Trail, commuting is a breeze. Don't miss this opportunity to own in one of SE Calgary's most desirable lake communities—book your showing today!



Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224658          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 658               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 424, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Elevator(s), Parking, Storage |
| Parking Spaces | 1                             |
| Parking        | Underground                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water                                                               |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
|-------------------|----------------------------------|

Construction            Wood Frame

**Additional Information**

Date Listed            May 27th, 2025  
Days on Market        24  
Zoning                 DC  
HOA Fees              494  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX First

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