

# \$309,900 - 420, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2225841

**\$309,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the Luxurious Canoe Condominium's in the vibrant lake community of Auburn Bay! This beautifully maintained Top-Floor 1-bedroom condo has Amazing MOUNTAIN VIEWS with LAKE ACCESS and a front seat to the manicured private courtyard from your balcony. This home comes with 1 underground TITLED parking stall and its own storage unit in the secure heated parking lot. The open concept living area features durable Engineered Hardwood Floors and large windows that fill the space with natural light, a Spacious kitchen with quartz countertops, Modern Flat-Panel kitchen cabinets, Black appliances and a combined living/dining area. A Large bedroom with expansive walk-in closet. In-suite laundry and 4pc bathroom with tub. This Condo complex includes a treed courtyard and walking paths to nearby services, including a 13 acre recreation park and transit lines that take you directly downtown. A bright and functional layout with almost 600 sq. ft. of stylish living space. south-facing balcony, ideal for relaxing or entertaining, complete with a built-in gas line for your BBQ and a retractable screen door for fresh air flow. 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, the future Green Line LRT and all



the shopping that matters. 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® #	A2225841
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	420, 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	Titled, Underground

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Baseboard, Hot Water
Cooling	Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Wood Frame

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.