

# \$324,900 - 34, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2260507

**\$324,900**

2 Bedroom, 1.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Open House Sunday Oct 12 from 11:30am to 2:30pm. Two-bedroom condo in the Canoe building offering 723 sq ft of functional, well-planned living space. This ground-floor unit features a private covered patio, titled underground parking stall conveniently located near the entry, and a secure storage locker. The floor plan is one of the most efficient in the building, with quartz countertops, stainless steel appliances, and vinyl plank flooring. A walk-through closet connects the primary bedroom directly to the bathroom for added convenience. Large windows and a private entry provide abundant natural light and seamless indoor-outdoor living. Pets allowed with board approval.

As a resident of Auburn Bay, you™ll enjoy lake access year-round™from swimming and paddleboarding in the summer to skating and firepits in the winter. This award-winning lake community was designed for resort-style living in the city, complete with walking paths, parks, beach areas, and a strong community vibe. The location is unbeatable: walking distance to groceries, restaurants, an off-leash dog park, and a fabulous playground right across the street. Ample visitor parking makes it easy to host friends and family. This unit offers both everyday convenience and access to the best of the Auburn Bay lifestyle.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2260507          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 723               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 34, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2L3                         |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Dog Park, Elevator(s), Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                  |
| Parking        | Parkade, Titled, Underground                                                                                       |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                                          |
| Heating           | Baseboard, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                           |
| Basement          | None                                                                                                                                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 13                   |
| Zoning         | DC                   |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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