\$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 communitiesâ€"book your showing today!







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

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 20

Zoning DC

HOA Fees 494

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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