

# **\$274,900 - 130, 25 Auburn Meadows Avenue Se, Calgary**

MLS® #A2237474

**\$274,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Canoe in Auburn Bay, where lake life meets everyday convenience in the best possible way! Feel instantly at home stepping inside this bright & beautifully maintained one bedroom unit. Warm, open layout with large windows allow natural sunlight into every space. Cook up a storm in the modern kitchen, with gleaming quartz countertops, flat panel cabinetry, and stainless steel appliances. Living and Dining areas flow seamlessly together - just right for quiet evenings in or lively gatherings with friends! Slide open the patio door to your private balcony, a perfect spot for a quiet morning coffee! When the day winds down, retreat to the spacious bedroom, complete with a walk through closet that leads to the four piece main bathroom. In-suite laundry with full size washer & dryer, a titled parking stall in the heated underground parkade, and an assigned storage locker in the secure storage room complete this truly amazing condo!

At the heart of Auburn Bay is its stunning 43 acre freshwater lake and private beach - A year round retreat just steps from home. In warmer months, spend your days paddleboarding, fishing, or swimming... and in the winter, lace up your skates for a spin around the rink or enjoy a crackling firepit gathering with neighbours! Beyond the lake, Auburn Bay is designed for connection & convenience - scenic walking & biking paths wind through the neighbourhood, linking you to



beautiful parks, playgrounds, and cozy sitting areas. There's even an off-leash dog park for your four-legged family members, and community events like movie nights under the stars or seasonal festivals! Everything you need is within easy reach - from trendy local restaurants & ice cream shops to the Seton Urban District with endless shops & services, South Health Campus Hospital, and the world's largest YMCA! Quick access to Stoney or Deerfoot Trail means you're always well connected, but once you're here, you may never want to leave! Don't let comfort, style, and the lakeside vibe slip away - Book your private viewing today!

Built in 2016

**Essential Information**

MLS® #	A2237474
Price	\$274,900
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	130, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

**Amenities**

Amenities	Beach Access, Boating, Elevator(s), Park, Snow Removal, Visitor Parking, Bicycle Storage, Community Gardens, Dog Park
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

### Additional Information

Date Listed	July 6th, 2025
Days on Market	11
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Mission Real Estate
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