

# \$284,900 - 130, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2237474

**\$284,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Canoe, in the heart of Auburn Bay, where lake life meets everyday convenience in the best possible way! Feel instantly at home stepping inside this bright and beautifully maintained one bedroom unit. Warm, open layout with large windows allow the 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 and 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! Ideally situated just steps away from Parks, Playgrounds, Schools, Transit, Shopping, Restaurants and so much more. Don't let the comfort, style, and lakeside vibe slip away - Book your private viewing today!

Built in 2016

## Essential Information

MLS® #                   A2237474

Price                     \$284,900



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, Bicycle Storage, Community Gardens, Dog Park, Elevator(s), Park, Snow Removal, Visitor Parking, Boating
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	1
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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