

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

MLS® #A2260507

**\$324,900**

2 Bedroom, 1.00 Bathroom, 723 sqft

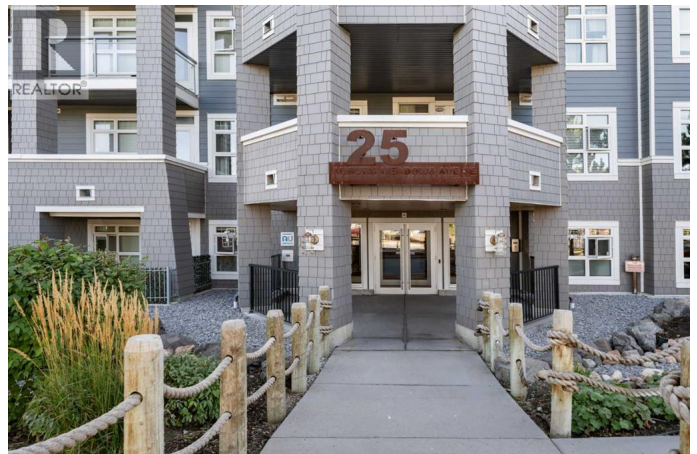
Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

Open House Sunday Oct 12 form 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, youâ€™ll enjoy lake access year-roundâ€”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.

(id:6289)

Built in 2016



## Essential Information

Listing #	A2260507
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Square Footage	723
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	34, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M2L3

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Elevator, PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	4

## Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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