

\$369,900 - 346, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2260972

\$369,900

2 Bedroom, 2.00 Bathroom, 943 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

**** NEW PRICE **** Canoe at Auburn Bay - Top Floor Corner Model with Courtyard Views - Quick Possession!! Unbelievable VALUE & DESIGN! The superb condo offers two bedrooms, two bathrooms, a titled indoor parking stall, extra tall windows, a 190 SF covered balcony, and high 9' ceilings. Value Added features â€“ City of Calgary the 2025 Property Assessment is \$435,000 ... Check and Compare; 942 RMS sq. ft. of luxurious living space. Loaded with extras... Luxury wide plank engineered flooring, dual pane Low-E windows, modern white painted casings, doors & baseboards, white decora light switches, convenient laundry with storage & stacked washer/dryer. Whirlpool Stainless steel appliance package: fridge with freezer below, OTR microwave, smooth top electric cooktop, and quiet Energy Star-rated tall tub dishwasher. Upgraded Kitchen cabinets with tall upper doors + soft-close drawers + extra floor cabinets + moldings with under-cabinet lighting, quartz island countertops, undermount dual-basin stainless steel sink, full-height glass tile backsplash, pull-out kitchen faucet, dramatic peninsula island with flush eating bar, and room to sit 4. **BONUS** features: supersized front foyer and private entry! Auburn Bay, a lake lifestyle amenity beyond compare - Central Beach site is the home of the communityâ€™s grand beach area, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and



#346, 25 AUBURN MEADOWS AVENUE SE
RE-ENTRY TO MARKET STANDARD - CALGARY AB
MAIN LEVEL (AG) - 942.90 Sq Ft. / 87.59 m²
TOTAL ABOVE GRADE RMS SIZE - 942.90 Sq Ft. / 87.59 m²



non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. The Beach area hosts various activities, including educational and recreational programs, meetings, and private functions. Purposefully designed as the focal point for the community, the Beach area also includes a dedicated skate room and multiple meeting rooms; as a gathering place that will be beloved for generations, the lake is a place of shared laughter and joy, where neighbors gather year-round to enjoy the best of four-season lake living. Call your friendly REALTOR(R) to book a viewing! (id:6289)

Built in 2016

Essential Information

Listing #	A2260972
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Square Footage	943
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	346, 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	Other, PVC window, Closet Organizers, Parking
Parking Spaces	1
Parking	Underground

View	View
Interior	
Appliances	Refrigerator, Dishwasher, S Window Coverings, Washer/D
Heating	Natural gas Baseboard heat
Cooling	None
# of Stories	4

Exterior	
Exterior	Composite Siding, Stone
Exterior Features	Fruit trees
Construction	Wood frame

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 8:32am PDT