

# \$389,900 - 346, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2239043

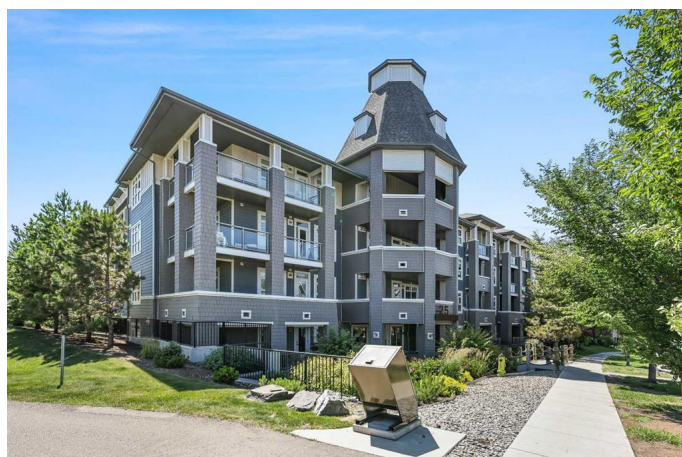
**\$389,900**

2 Bedroom, 2.00 Bathroom, 943 sqft

Residential 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

REC/MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 942.90 Sq Ft. / 87.59 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 942.90 Sq Ft. / 87.59 m<sup>2</sup>



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!

Built in 2016

### **Essential Information**

MLS® #	A2239043
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	346, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground, Titled

### Interior

Interior Features	Breakfast Bar, Built-in Feature, Floorplan, Quartz Counters, Track Lighting
Appliances	Dishwasher, Electric Stove, Washer/Dryer Stacked, Window
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4



### Exterior

Exterior Features	Balcony, Courtyard, Lighting, Playground
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding

### Additional Information

Date Listed	July 11th, 2025
Days on Market	63
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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