

# \$314,900 - 34, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2260507

**\$314,900**

2 Bedroom, 1.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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 layout 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, you'll enjoy lake access year-round—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, beach areas, parks, and an active, connected community.

The location is unbeatable: walking distance to groceries, restaurants, an off-leash dog park, and a fabulous playground right across the street. Visitor parking is plentiful and located in a courtyard just steps from the unit, making it easy for guests to come and go without hassle.

If you're looking for lifestyle and location, this unit offers both—along with everyday convenience and low-maintenance living.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260507          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 723               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 34, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2L3                         |

## Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Dog Park, Playground |
| Parking Spaces | 1                                                                                                                  |
| Parking        | Parkade, Titled, Underground                                                                                       |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                                          |
| Heating           | Baseboard, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                           |
| Basement          | None                                                                                                                                                        |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 39                   |
| Zoning         | DC                   |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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