

# \$349,900 - 44, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2230651

**\$349,900**

2 Bedroom, 2.00 Bathroom, 738 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Canoe! Enjoy the convenience of ground-floor living combined with modern upgrades in this 2-bedroom, 2-bathroom condominium located in desirable Auburn Bay. Featuring a thoughtfully designed layout, this home offers both comfort and functionality. The ground-level patio is a standout feature, providing direct outdoor access—ideal for pet owners or those seeking effortless proximity to the South Health Campus and nearby amenities. No need for stairs or elevators—just step outside and go. This stylish and functional condo offers a thoughtfully designed living space in one of Calgary's most desirable lake communities. Freshly PAINTED and professionally cleaned, this MOVE-IN READY home features an open-concept layout with LVP and tile flooring, a modern kitchen with QUARTZ countertops, stainless steel appliances, and plenty of cabinet space. BOTH bathrooms also showcase sleek quartz finishes. LARGE WINDOWS fill the space with natural LIGHT, and you'll love the in-suite laundry, generous storage, and practical floor plan. Step outside to your private patio, ideal for morning coffee or relaxing at the end of the day. Your titled parking stall is perfectly located with EASY ACCESS to your assigned storage locker—a RARE and convenient bonus. Situated close to schools, shopping, transit, South Health Campus, and quick routes via Stoney and Deerfoot Trails, this condo is part of a well-managed, pet-friendly



complex just moments from all the year-round amenities of Auburn Bay's lake lifestyle. This one truly checks all the boxes!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230651          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 738               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 44, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M2L3                          |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Secured Parking      |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Natural Gas, Baseboard   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |
| Basement     | None |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Cement Fiber Board |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 28              |
| Zoning         | DC              |
| HOA Fees       | 494             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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