

\$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

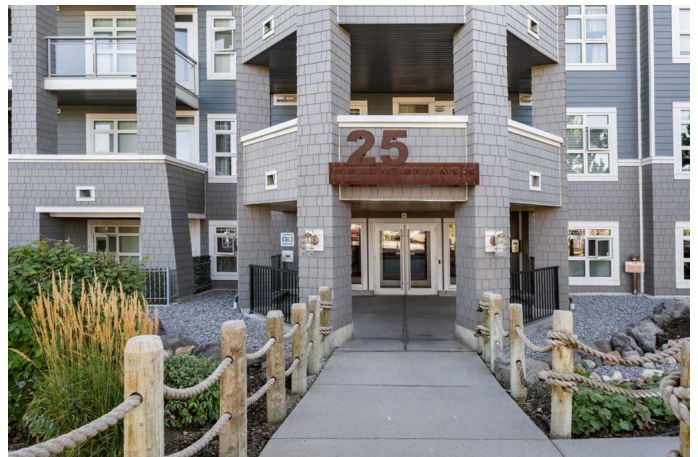
Auburn Bay, Calgary, Alberta

OPEN HOUSE Nov 1st from 1pm to 3:30pm | 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, 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, 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.

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

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Elevator
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	33
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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