

# \$299,000 - 230, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2229101

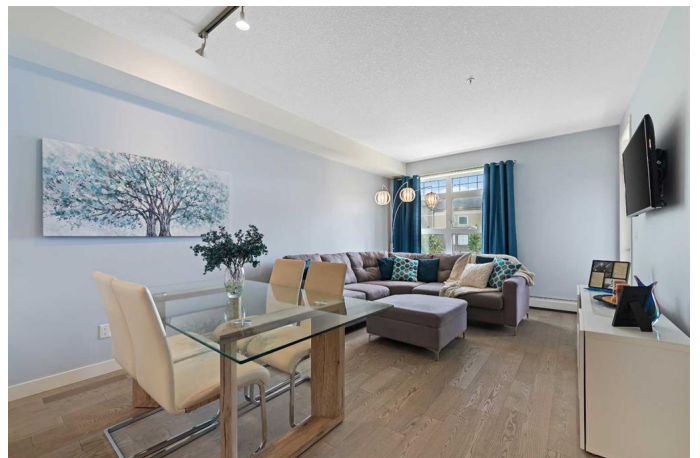
**\$299,000**

1 Bedroom, 1.00 Bathroom, 597 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this charming and beautifully maintained 1-bedroom condo located in the well-managed Canoe complex in the desirable, lake-access community of Auburn Bay. This stylish interior unit is immaculately kept by its original owner, showcasing true pride of ownership throughout. Situated on the north side of the building, the condo offers a peaceful view of the courtyard and visitor parking alcove, away from the hustle and bustle of 52nd Street or busy roadways. Enjoy relaxing evenings near the outdoor firepit and sitting area, just steps from your door, along with a spacious picnic area with tables—a cozy community feature that sets this complex apart. Inside, you'll find elegant upgrades throughout, including quartz countertops, sleek stainless steel appliances, undermount sinks, a full tile backsplash, ample cabinetry, and beautiful modern engineered hardwood flooring. One of the standout features of this unit is the custom oversized walk-in shower—a rare and luxurious upgrade that adds extra comfort and style. The home is painted in warm, neutral tones and includes in-suite laundry, a titled underground parking stall, and a large, private storage cage for all your extras. Live the best of both worlds: the relaxing, resort-style lake lifestyle of Auburn Bay combined with an urban village feel, all while being just minutes from Seton Urban District, the South Health Campus, and Lake Mahogany's abundance of shopping, dining, and services. This area offers



exceptional walkability, ideal for those who want everything close at hand without sacrificing community charm. Whether you're a first-time buyer, downsizer, or investor, this condo is an exceptional find in one of Calgary's most sought-after communities. Don't miss your chance to own this gem"book your private showing today and start enjoying the lifestyle that only Auburn Bay can offer!

Built in 2016

**Essential Information**

MLS® #	A2229101
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	597
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	230, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

**Amenities**

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Stall, Underground

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Radiant
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Courtyard, Fire Pit
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	3
Zoning	DC
HOA Fees	495
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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