

# \$349,999 - 203, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2238945

**\$349,999**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

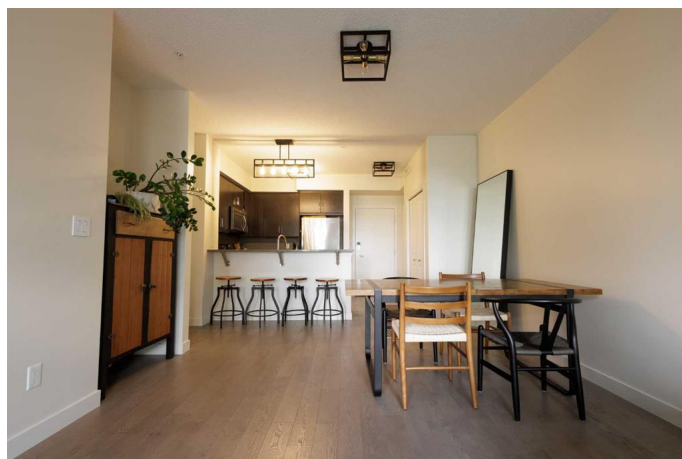
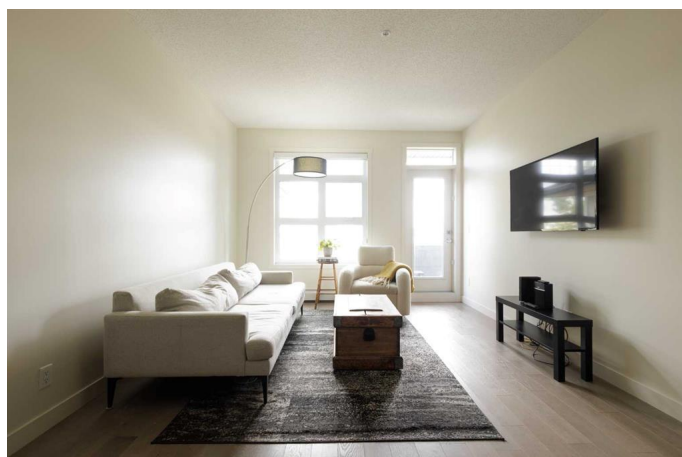
Auburn Bay, Calgary, Alberta

FIND YOUR WAY HOME to this bright and beautifully updated corner unit condo at Canoe. With upgraded lighting, a fresh coat of paint throughout (May 2025), and a spacious wrap-around deck complete with gas line hookup, this home is truly move-in ready. Enjoy modern finishes like soft-close oak cabinetry, quartz countertops, and stainless steel appliances, all complemented by gorgeous engineered hardwood flooring and 9' ceilings. The southeast-facing layout and 6 oversized windows flood the space with natural light, making this one of the brightest suites in the building. Featuring 2 bedrooms and 2 full bathrooms, this layout offers ideal functionality for singles, couples, or roommates. Located steps from Auburn Bay's 43-acre lake, walking paths, a 13-acre private park, and future shopping and transit at Auburn Station. Quick access to Stoney Trail, Deerfoot, the hospital, and schools. 850 SQFT of stylish, low-maintenance living awaits!

Built in 2016

## Essential Information

MLS® #	A2238945
Price	\$349,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	850
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Titled

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	July 11th, 2025
Days on Market	3
Zoning	DC
HOA Fees	438

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.