

# \$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

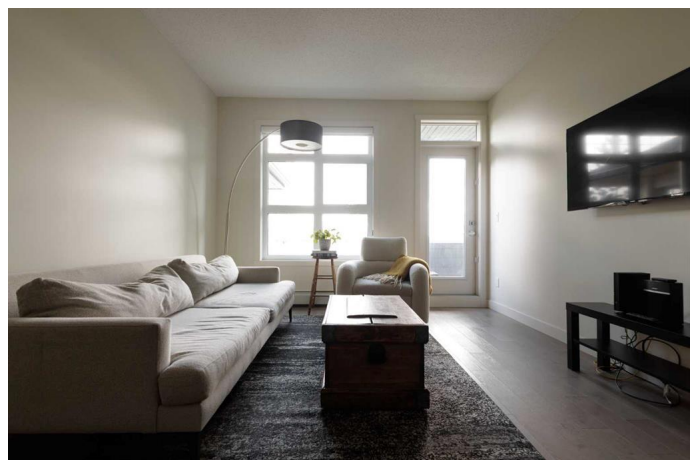
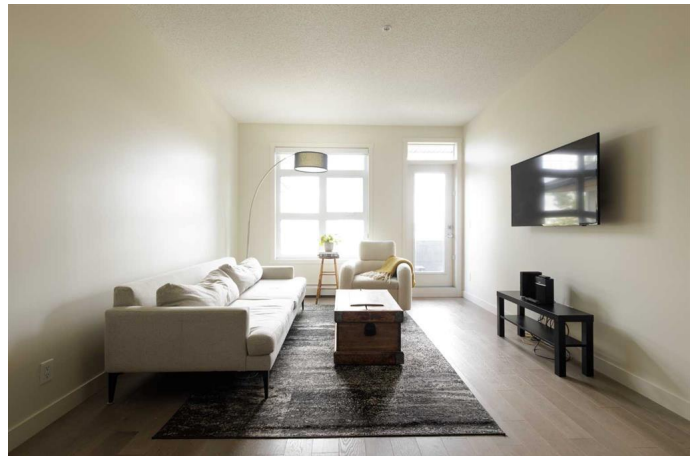
Auburn Bay, Calgary, Alberta

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 | 2               |
| Zoning         | DC              |
| HOA Fees       | 438             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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