

# \$389,900 - 111, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2257045

**\$389,900**

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

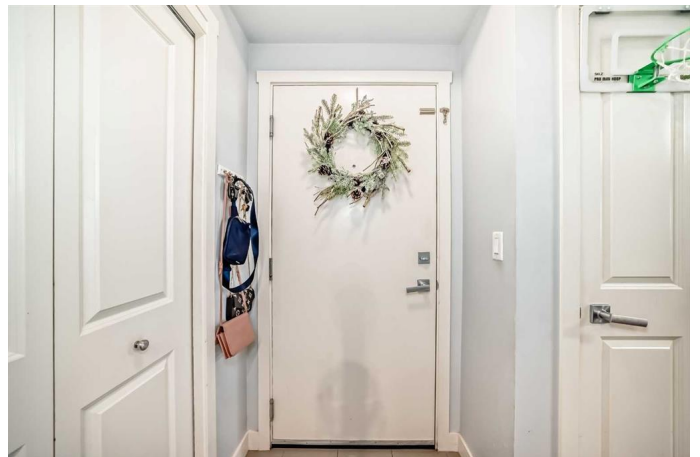
2 UNDERGROUND TITLED PARKING STALLS (WORTH APPROX. \$50,000!) + ASSIGNED STORAGE LOCKER + MASSIVE WRAPAROUND BALCONY! Welcome to 25 AUBURN MEADOWS AVE SE #111, the MOST KID-FRIENDLY CONDO in the building, perfectly located in the sought-after LAKE COMMUNITY of AUBURN BAY. Enjoy a BRIGHT OPEN FLOOR PLAN with LARGE WINDOWS and MODERN FINISHES that make everyday living and entertaining effortless. The CHEF™'S KITCHEN showcases FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES. Step outside to one of the BIGGEST WRAPAROUND BALCONIES in the complex, ideal for SAFE PLAY SPACE, MORNING COFFEE, or EVENING BBQs. This ground-floor unit offers EASY ACCESS for STROLLERS, BIKES, and GROCERIES, plus a PRIME LOCATION just steps to the LAKE, BEACHES, PARKS, SCHOOLS, PATHWAYS, SHOPPING, and RESTAURANTS. Move-in ready and LOADED WITH EXTRAS, this home delivers STYLE, SPACE, and CONVENIENCE. BOOK YOUR SHOWING TODAY!

Built in 2016

## Essential Information

MLS® # A2257045

Price \$389,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 877               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 111, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Clubhouse, Elevator(s), Parking, Picnic Area, Playground, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Boating |
| Parking Spaces | 2                                                                                                                                                                                       |
| Parking        | Additional Parking, Heated Garage, Owned, Secured, Titled, Underground                                                                                                                  |
| # of Garages   | 2                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                          |
| Heating           | Baseboard, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                              |
| # of Stories      | 4                                                                                                                                                 |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Lighting, Private Entrance |
|-------------------|-------------------------------------------------------------|

Construction            Composite Siding, Wood Frame

**Additional Information**

Date Listed            September 14th, 2025  
Days on Market        29  
Zoning                 DC  
HOA Fees              509  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office            Town Residential

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