

# \$359,999 - 203, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2223095

**\$359,999**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

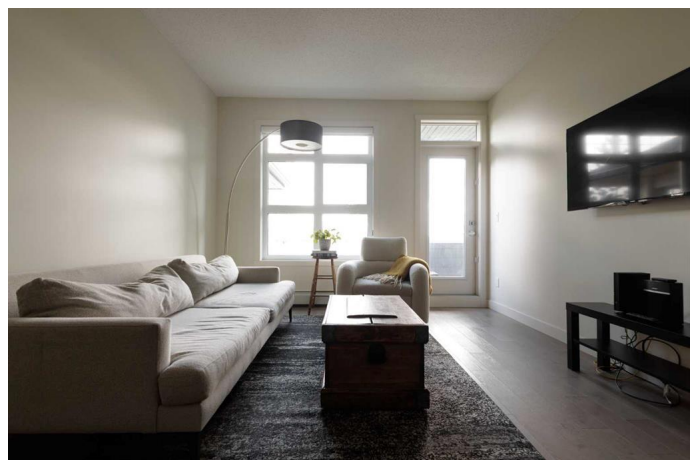
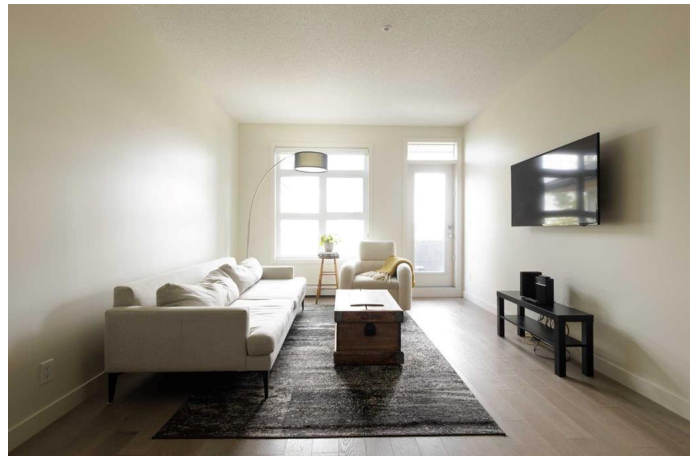
Auburn Bay, Calgary, Alberta

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® #     | A2223095  |
| Price      | \$359,999 |
| 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    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | DC             |
| HOA Fees       | 438            |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.