

# \$282,900 - 121, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2191540

**\$282,900**

1 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Do not miss your opportunity! Welcome to this charming one-bedroom apartment located in the delightful Canoe building at Auburn Bay â€”a true gem that blends nautical charm with modern living. With 593 SqF of cozy space on the main level, this home is perfect for first-time buyers, savvy investors, or busy professionals looking for a peaceful escape.

What You'll Love About This Home:

Spacious & Inviting! Enjoy a bright and airy living area that opens up to a lovely, spacious patio-perfect for sipping your morning coffee or unwinding after a long day.

Fully Equipped Kitchen with white cabinets and granite counter tops- Cook up a storm with your Whirlpool appliances, making meal prep both easy and enjoyable! Plenty of Storage. A convenient walk-through closet and assigned storage ensure you have all the space you need to keep things tidy.

Relaxing 4 -piece modern bathroom is designed for your comfort and convenience. Youâ€™ll love the vibrant community around you, with everything you need just a stone's throw away:

Access to a beautiful Auburn lake for outdoor fun, a fantastic shopping mall plaza with all your favorite stores - COOP, Sobeys. Nearby dining options, coffee shops, and even a bowling alley for some weekend fun! Quick access to gas stations, car washes, and banks, making life a breeze. A nearby hospital and dog park for added peace of mind. Easy routes via 52 Street, Stoney Trail, and



Deerfoot Trail for stress-free commuting. You'll appreciate the tiled heated underground parking, keeping your car cozy no matter the weather. Enjoy beautifully landscaped surroundings and bike racks for your cycling adventures. Pets are welcome with condo approval"so bring along your furry friends! This lovely north-exposed unit is not just a home; it's a lifestyle waiting for you to embrace. Come and see how this charming apartment can be your perfect retreat! Schedule your visit today and get ready to fall in love with your new home at Canoe!

Built in 2016

### Essential Information

MLS® #	A2191540
Price	\$282,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	121, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking, Beach Access
Parking Spaces	1
Parking	Underground, Titled

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s)
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line, Courtyard, Storage, Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	59
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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