

**125, 25 Auburn Meadows Avenue SE**  
**Calgary, Alberta**

**MLS # A2289988**



**\$339,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Welcome to this bright, freshly painted and well-maintained 2 bedroom, 2 bathroom condo in the sought-after Canoe complex in Auburn Bay. Offering 853 sq ft of functional living space, this ground-floor unit combines comfort, convenience, and low-maintenance living. The open-concept layout features a modern kitchen with dark cabinetry, stainless steel appliances, tile backsplash, and granite countertops, along with a spacious peninsula with seating &mdash; perfect for everyday living or entertaining. The living area is filled with natural light and flows seamlessly to your private outdoor space. Durable laminate flooring runs throughout the main living areas, creating a clean and cohesive look, while both bathrooms feature tile flooring for added durability and style. The primary bedroom includes a walk-through closet and private 4-piece ensuite. The second bedroom is thoughtfully positioned on the opposite side of the unit, ideal for guests, a roommate, or a home office. A second full bathroom and in-suite laundry complete the interior. This unit also includes one titled underground parking stall and assigned storage for added convenience. Located just steps from shopping, restaurants, transit, and with full access to Auburn Bay Lake amenities, this is an excellent opportunity for first-time buyers, investors, or those looking to downsize.