

**111, 25 Auburn Meadows Avenue SE**  
**Calgary, Alberta**

**MLS # A2305106**



**\$335,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Owned, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

2 TITLED UNDERGROUND PARKING STALLS (APPROX. \$40,000 VALUE) + STORAGE LOCKER + RARE WRAPAROUND BALCONY! Welcome to #111, 25 Auburn Meadows Ave SE, a standout ground-floor unit in the highly desirable lake community of Auburn Bay, offering unmatched convenience for families and everyday living. This bright, open-concept layout is filled with natural light from oversized windows and features modern finishes throughout, creating a space that feels both stylish and functional. The chef-inspired kitchen is designed to impress with full-height cabinetry, quartz countertops, and stainless steel appliances, perfect for both daily use and entertaining. Step outside to a rare, oversized wraparound balcony, one of the largest in the complex, ideal for morning coffee, summer BBQs, or a secure outdoor space for kids to play. The ground-floor location offers effortless access for strollers, bikes, and groceries, making day-to-day living incredibly convenient. Enjoy being just steps from Auburn Bay Lake, beaches, parks, schools, pathways, shopping, and restaurants, giving you the perfect balance of lifestyle and location. Move-in ready and loaded with value, including two titled underground parking stalls and additional storage, this is a rare opportunity you don't want to miss. Book your private showing today.