

# \$250,000 - 335, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2219424

## \$250,000

1 Bedroom, 1.00 Bathroom, 521 sqft

Residential on 0.00 Acres

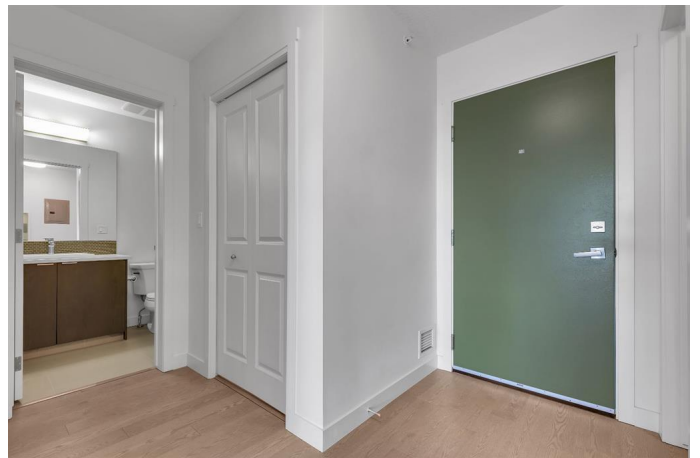
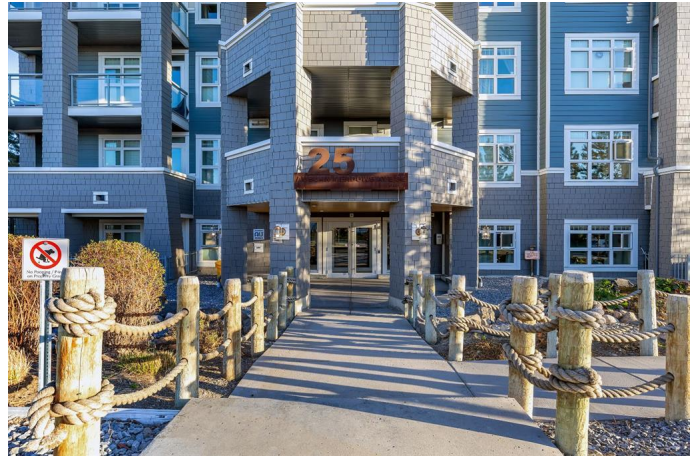
Auburn Bay, Calgary, Alberta

Studio apartment condo at Canoe built by Avi Urban. Walking distance to tons of amenities, on the top floor with beautiful downtown views & some mountain views. Has a covered patio with a gas line hookup so you can bbq all year round. This condo is finished with soft close Oak cabinetry, quartz countertops, beautiful engineered hardwood in the entry, hallway, kitchen, living and dining room and 9ft ceilings. Great location; within walking distance to the 43-acre lake, a private 13 acre park with skating rinks, a spray park, beach volleyball and a tennis court. Building is adjacent and accessible to Auburn Station shopping center, just a few minute walk to the Auburn Bay dog park and close proximity to the new hospital, Stoney Trail and Deerfoot. There is 1 underground titled parking stall and 1 storage unit. Click on link to view 3D virtual tour.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2219424  |
| Price          | \$250,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 521       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 335, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Playground, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Parkade, Stall, Underground              |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 55            |
| Zoning         | DC            |
| HOA Fees       | 475           |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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