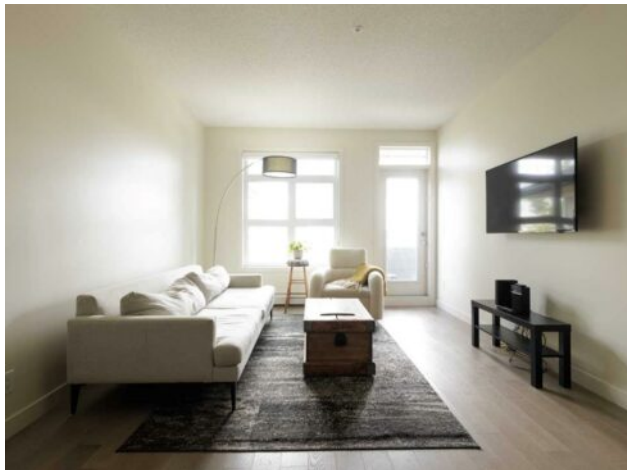


203, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2223095



\$359,999

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 850 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 453 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Storage | | |

Inclusions: Washer, Dryer, Stainless Steel Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Blinds and Blackout Drapes

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!