

111, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2305106



\$335,000

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

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