

\$364,900 - 239, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2118135

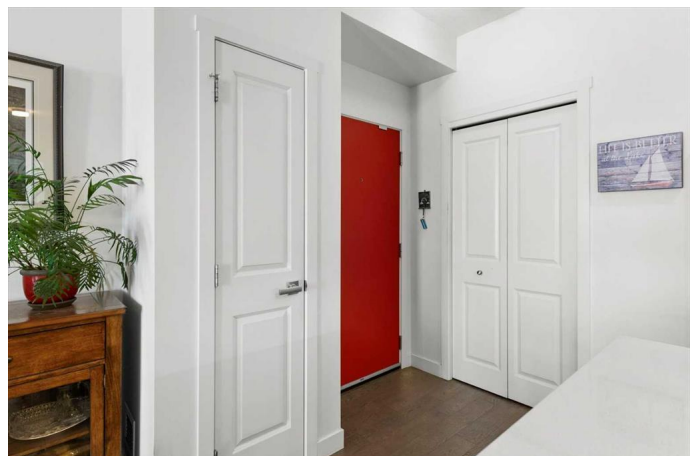
\$364,900

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

SOLD FIRM - waiting for deposit. Welcome to CANOE! Unit 239 - 25 Auburn Meadows Ave SE is a stunning example of modern urban living nestled in the heart of Calgary's vibrant Auburn Bay community. This meticulously designed condominium offers a perfect blend of style, comfort, and functionality, making it an ideal home for those seeking a sophisticated lifestyle. As you enter the unit, you are greeted by an open-concept layout that seamlessly combines the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The high ceilings and large windows flood the space with natural light, accentuating the sleek finishes and contemporary design elements throughout. The kitchen is a dream, featuring stainless steel appliances, quartz countertops, and ample cabinet space. Whether you're hosting a dinner party or preparing a quiet meal at home, this kitchen is sure to impress. The living area is perfect for relaxing or entertaining, with plenty of room for a comfortable seating arrangement and a cozy fireplace adding warmth and charm to the space. Step out onto the private balcony and enjoy stunning views of the surrounding neighborhood, perfect for enjoying your morning coffee or watching the sunset. The primary bedroom is a tranquil retreat, boasting a spacious layout, a walk-in closet, and a luxurious ensuite bathroom complete with a double vanity and a walk-in shower. The second bedroom is equally well-appointed, with a generous closet and easy access to the



main bathroom. This unit also features in-suite laundry, additional storage space, and TWO titled parking stalls in the heated underground parkade. Located just steps away from the shops, restaurants, and recreational facilities of Auburn Bay, this property offers the perfect combination of convenience and luxury. With easy access to major roadways and public transportation, downtown Calgary is just a short drive away, making it easy to explore everything this vibrant city has to offer. Don't miss your chance to own this exceptional property in one of Calgary's most sought-after communities. Schedule your private showing today and experience the best of urban living at Unit 239 - 25 Auburn Meadows Ave SE!

Built in 2016

Essential Information

MLS® #	A2118135
Price	\$364,900
Sold Price	\$393,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	239, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 2L3

Amenities

Amenities Beach Access, Elevator(s), Storage, Visitor Parking

Parking Spaces 2

Parking Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Composite Siding, Stone, Wood Frame

Additional Information

Date Listed March 27th, 2024

Date Sold April 1st, 2024

Days on Market 5

Zoning DC

HOA Fees 495.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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