

\$299,700 - 122, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2154683

\$299,700

1 Bedroom, 1.00 Bathroom, 597 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the beautiful and meticulously maintained Canoe building, nestled in the sought-after SE lake community of Auburn Bay. This stunning one-bedroom, one-bath unit, built by the award-winning Avi Homes, is a true gem, offering a blend of modern upgrades and thoughtful design, making it move-in ready.

Step inside to discover an inviting space bathed in natural light, courtesy of its sunny south exposure. The recent upgrades, including luxury vinyl plank flooring throughout, a newer stainless steel slide-in stove, custom built-in closet to match, up/down window coverings and a phantom screen off the back patio door, perfect for enjoying a nice breeze on those warm summer days.

The unit features impressive 9-foot ceilings and an in-suite stacked laundry for added convenience. The spacious primary bedroom comfortably accommodates a king-size bed and offers a generous walk-through closet leading to the ensuite bathroom..

Situated on the main floor, this unit provides separate access to a large covered patio with a natural gas line, ideal for your summer BBQ and outdoor entertaining. The patio opens up to a sunny courtyard, offering a rare sense of privacy and enclosed, covered outdoor space.

Additional perks include an assigned storage



locker and a titled underground parking stall, both easily accessible via the nearby stairwell or elevator. The titled parking stall is ideal being located beside a sectioned no-parking zone which ensures you won't need to worry about the inevitable door dings or trying to find the room to load and unload your vehicle typically associated with condo living. The central courtyard is a tranquil haven, featuring tables, benches, and a gas firepit area surrounded by lush greenery — your own private oasis.

Conveniently located off 52nd Street, this condo offers easy access to Stoney and Deerfoot Trail. Enjoy the best of condo living in a walkable community, with the lake just a short stroll away for beach days, swimming, fishing, and boating. Nearby amenities include grocery stores, restaurants, pubs, shopping, the world's largest YMCA, and the new South Health Campus hospital.

Life is better at the lake — come see for yourself! Be sure to book a private tour.

Built in 2016

Essential Information

MLS® #	A2154683
Price	\$299,700
Sold Price	\$292,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	597
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment

Status	Sold
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Community Information

Address	122, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Bicycle Storage, Parking, Picnic Area, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard, Storage
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	August 2nd, 2024
Date Sold	September 26th, 2024
Days on Market	55
Zoning	DC
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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