

\$360,000 - 325, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2160053

\$360,000

2 Bedroom, 2.00 Bathroom, 854 sqft

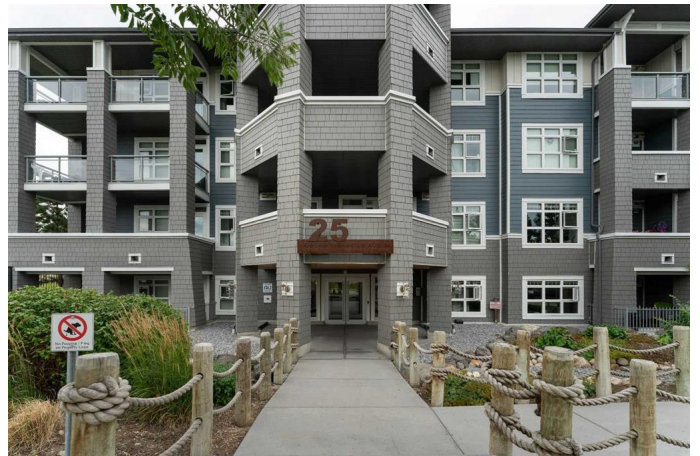
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Discover the perfect blend of convenience and comfort in this beautiful 2-bedroom, 2-bathroom condo, ideally situated on the 3rd floor of a well-maintained building within one of the city's most sought-after lake communities. Step into an inviting, open-concept living space featuring a thoughtfully designed floor plan. The modern kitchen boasts elegant quartz countertops, sleek stainless steel appliances, a stylish tiled backsplash, and a spacious pantry. Enjoy casual meals at the breakfast bar or in the dedicated eating area, which seamlessly flows into the generously-sized living room. From here, step out onto your private balcony to take in serene park views and a glimpse of downtown Calgary.

The primary bedroom offers a comfortable retreat with a walk-in closet and a full ensuite bathroom for added privacy. The second bedroom is equally spacious, accommodating a king or queen-sized bed with ease and located conveniently near the second bathroom.

Additional features include in-suite laundry, secure heated underground parking with a titled spot, a separate storage locker, and access to a charming courtyard area. Benefit from the proximity to a plethora of amenities including Sobey's, Banquet Bar & Restaurant, various shops, pubs, and more. You'll also be close to transit, hospitals, YMCA, theaters, new dining options, an off-leash dog park, schools, parks,



playgrounds, and the lake.
This condo offers the ultimate in urban convenience and community charm. Donâ€™t miss your chance to call this fantastic property home!

Built in 2016

Essential Information

MLS® #	A2160053
Price	\$360,000
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	325, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Stove(s), Washer

Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Wood Frame

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 6th, 2024
Days on Market	14
Zoning	DC
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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