

\$295,000 - 333, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2175997

\$295,000

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to the ultimate lake community, Auburn Bay! This beautifully refreshed 1-bedroom, 1-bath condo on the TOP FLOOR features a bright, open-concept layout, perfect for modern living and entertaining. The well-appointed kitchen is thoughtfully designed with stylish quartz countertops, stainless steel appliances, and a breakfast bar—ideal for casual dining or hosting friends. There's room for a more formal dining area and also a great study nook space, perfect for a computer desk. Bright, large windows bathe the living space in natural light, showcasing beautiful hardwood flooring and a roomy living room that steps out onto a balcony with scenic mountain views and a tranquil greenspace right across the street. The spacious primary bedroom (large enough to fit a king-size bed) is bright and airy and flows into a walk-through closet for ample storage and a four-piece bath with quartz vanity. The convenient in-suite laundry has also been recently updated with LVP flooring. This unit stands out with a fresh coat of paint and quality finishings throughout. Quick access to both Stoney Trail and Deerfoot Trail, as well as numerous bus routes nearby, commuting is a breeze. Situated within walking distance to an array of amenities, enjoy the convenience of nearby shops, dining, and services, plus exclusive lake access. Complete with a titled underground parking stall and assigned storage, this condo offers the perfect blend of luxury, convenience, and a lock-and-leave lifestyle. Enjoy nearby



grocers, YMCA (arena/pool/recreation facility), South Campus Hospital, numerous biking/running pathways, and a nearby off-leash dog park - you can bring your FUR BABY along as building has no weight restrictions (Board Approval Required). This top floor unit means NO NEIGHBORS above you. Don't miss this unique opportunity in Auburn Bay!

Built in 2016

Essential Information

MLS® #	A2175997
Price	\$295,000
Sold Price	\$273,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	333, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Playground, Storage, Balcony, Courtyard, BBQ gas line
Construction	Wood Frame, Composite Siding, Stone

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 25th, 2024
Days on Market	11
Zoning	DC
HOA Fees	501.35
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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