

# \$269,999 - 319, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2236154

**\$269,999**

1 Bedroom, 1.00 Bathroom, 599 sqft

Residential on 0.00 Acres

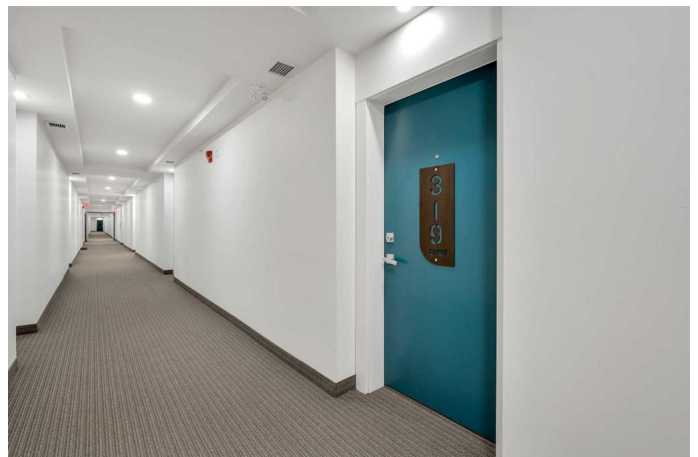
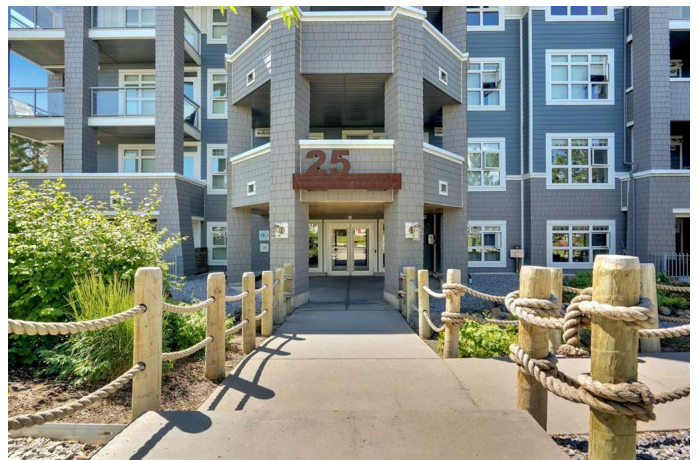
Auburn Bay, Calgary, Alberta

FIND YOUR WAY HOME to this bright and beautiful condo in the sought-after lake community of Auburn Bay! Perfect for first-time buyers or savvy investors, this home offers the best of comfort, convenience, and lifestyle. Enjoy 9-foot ceilings and an airy open-concept layout that seamlessly blends the living room, dining area, and kitchen—ideal for entertaining or cozy nights in. The large windows flood the space with natural light, and you’ll love the upgraded dishwasher and well-maintained appliances. Step out onto your balcony to take in mountain views and even catch a glimpse of the Calgary Tower! Enjoy easy access to transit and major highways. The South Health Campus is just minutes away. Shops, restaurants, and parks are right at your doorstep. It’s urban living with a relaxing lakeside twist. Whether you're looking to move in or rent it out, this home checks all the boxes!

Built in 2016

## Essential Information

MLS® #	A2236154
Price	\$269,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	599
Acres	0.00



Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	319, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### Amenities

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

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	1

### Exterior

Exterior Features	Balcony
Lot Description	Lake
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	55
Zoning	DC
HOA Fees	438
HOA Fees Freq.	ANN

### Listing Details

Listing Office

eXp Realty

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