

# \$325,000 - 316, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2238171

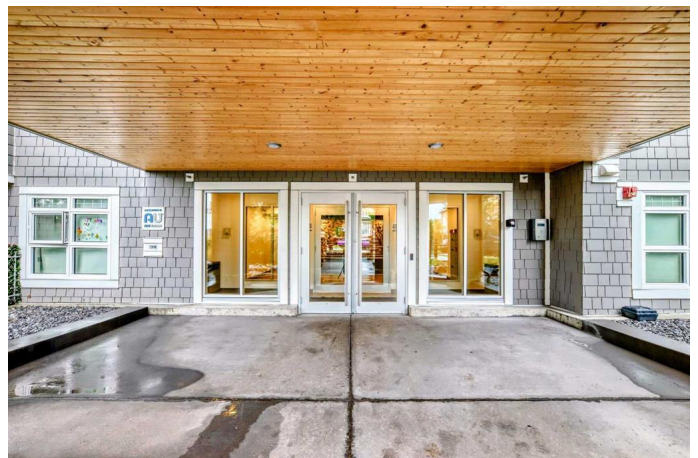
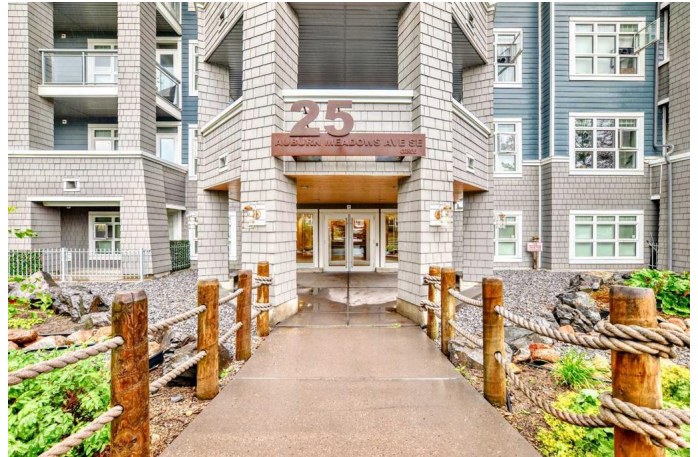
**\$325,000**

2 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Modern two bedroom condo with MOUNTAIN VIEWS and UPGRADES! Welcome to this unique and open condo in the sought after community of Auburn Bay. This condo will exceed your expectations upon arrival. Step into your gorgeous BRIGHT KITCHEN with QUARTZ countertop, tiled backsplash, plenty of cabinet and counter space and stainless steel appliances. This unit is packed with every available upgrade including wide plank LVP flooring, increased capacity washer and dryer, 9 foot knock down ceilings and lots of STORAGE and built in shelving. The 4 piece bathroom has two door for easy access from the bedroom or living space. Your new primary bedroom is bright with a large window and a walk through closet. This unit also has a second bedroom with a barn door. You will appreciate the view that faces the courtyard and is extremely quiet. The private OVERSIZED BALCONY with NATURAL GAS outlet offers a quiet place to entertain with courtyard and MOUNTAIN VIEWS. This home also includes HEATED UNDERGROUND PARKING with direct access to the elevator and a large storage unit. One of Calgary's PREMIER LAKE COMMUNITIES that offers a year round lake, tennis courts, beach, volleyball, skating and swimming. You are also minutes away from the SOUTH HEALTH CAMPUS HOSPITAL, YMCA, VIP THEATRE, many restaurants and pubs, shopping and schools, public transit, Deerfoot and Stony Trail and off leash dog park. This is a must



see!

Built in 2016

### Essential Information

MLS® #	A2238171
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	316, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

### Interior

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

**Exterior**

Exterior Features	Balcony, Courtyard
Construction	Wood Frame

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	12
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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