

# \$299,900 - 128, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2239976

**\$299,900**

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

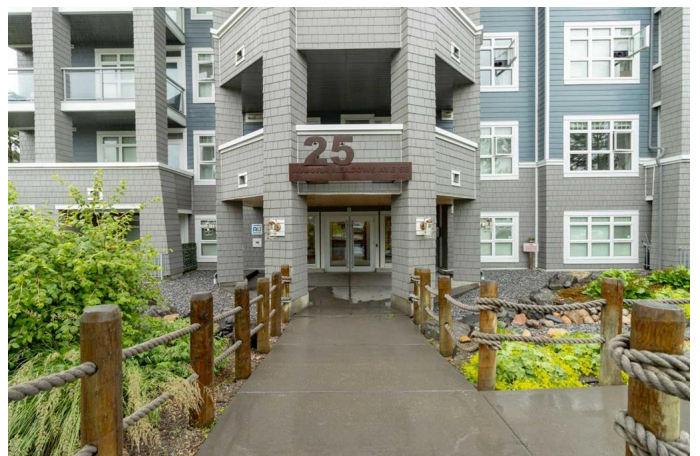
Auburn Bay, Calgary, Alberta

Modern Comfort in the Heart of Auburn Bay  
“ 1 Bed, 1 Bath Condo with Premium Upgrades

Welcome to this stylish and well-appointed 1 bedroom, 1 bathroom condo located in the sought-after lake community of Auburn Bay. Perfectly designed for modern living, this unit features upgraded hardwood floors, sleek quartz countertops, stainless steel appliances, and a private balcony “ ideal for relaxing or entertaining. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and an assigned storage locker for all your extras. The open-concept layout makes the most of the space, while large windows fill the unit with natural light. Located in one of Calgary’s premier four-season lake communities, you’ll love access to Auburn Bay Lake with year-round activities including swimming, paddleboarding, skating, and more. Just minutes from South Health Campus Hospital, and within walking distance to restaurants, cafes, groceries, and daily essentials, this location combines lifestyle and practicality in one perfect package. Whether you're a first-time buyer, downsizer, or investor, this condo is an exceptional opportunity to enjoy lakeside living in a vibrant, amenity-rich community.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2239976          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 589               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 128, 25 Auburn Meadows Avenue Se |
| Community   | Auburn Bay                       |
| Condo       | Canoe                            |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Snow Removal, Visitor Parking, Beach Access, Boating, Community Gardens, Dog Park |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Parkade, Stall, Titled, Underground                                                                                   |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

Construction            Composite Siding, Stone, Wood Frame

**Additional Information**

Date Listed            July 16th, 2025  
Days on Market       91  
Zoning                 DC  
HOA Fees              494  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office           Charles

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