

\$389,900 - 111, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2257045

\$389,900

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

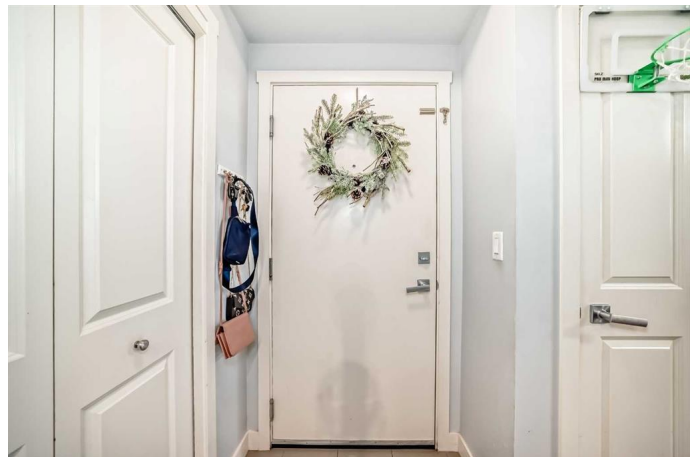
2 UNDERGROUND TITLED PARKING STALLS (WORTH APPROX. \$50,000!) + ASSIGNED STORAGE LOCKER + MASSIVE WRAPAROUND BALCONY! Welcome to 25 AUBURN MEADOWS AVE SE #111, the MOST KID-FRIENDLY CONDO in the building, perfectly located in the sought-after LAKE COMMUNITY of AUBURN BAY. Enjoy a BRIGHT OPEN FLOOR PLAN with LARGE WINDOWS and MODERN FINISHES that make everyday living and entertaining effortless. The CHEF™'S KITCHEN showcases FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES. Step outside to one of the BIGGEST WRAPAROUND BALCONIES in the complex, ideal for SAFE PLAY SPACE, MORNING COFFEE, or EVENING BBQs. This ground-floor unit offers EASY ACCESS for STROLLERS, BIKES, and GROCERIES, plus a PRIME LOCATION just steps to the LAKE, BEACHES, PARKS, SCHOOLS, PATHWAYS, SHOPPING, and RESTAURANTS. Move-in ready and LOADED WITH EXTRAS, this home delivers STYLE, SPACE, and CONVENIENCE. BOOK YOUR SHOWING TODAY!

Built in 2016

Essential Information

MLS® # A2257045

Price \$389,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	111, 25 Auburn Meadows Avenue Se
Community	Auburn Bay
Condo	Canoe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Parking, Picnic Area, Playground, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Beach Access, Boating
Parking Spaces	2
Parking	Additional Parking, Heated Garage, Owned, Secured, Titled, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Lighting, Private Entrance
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	September 14th, 2025
Days on Market	30
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Town Residential
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.