



## 25 Auburn Meadows Avenue Calgary Alberta

\$299,900

OPEN HOUSE on Saturday, February 22, 2025 1-4 PM! Do not miss your opportunity! Welcome to this charming one-bedroom apartment located in the delightful Canoe building at Auburn Bay --a true gem that blends nautical charm with modern living. With 593 SqF of cozy space on the main level, this home is perfect for first-time buyers, savvy investors, or busy professionals looking for a peaceful escape. What You'll Love About This Home: Spacious & Inviting! Enjoy a bright and airy living area that opens up to a lovely, spacious patio-perfect for sipping your morning coffee or unwinding after a long day. Fully Equipped Kitchen with white cabinets and granite counter tops- Cook up a storm with your Whirlpool appliances, making meal prep both easy and enjoyable! Plenty of Storage. A convenient walk-through closet and assigned storage ensure you have all the space you need to keep things tidy. Relaxing 4 -piece modern bathroom is designed for your comfort and convenience. You'll love the vibrant community around you, with everything you need just a stone's throw away. Access to a beautiful Auburn lake for outdoor fun, a fantastic shopping mall plaza with all your favorite stores - COOP, Sobeys. Nearby dining options, coffee shops, and even a bowling alley for some weekend fun! Quick access to gas stations, car washes, and banks, making life a breeze. A nearby hospital and dog park for added peace of mind. Easy routes via 52 Street, Stoney Trail, and Deerfoot Trail for stress-free commuting. You'll appreciate the tiled heated underground parking, keeping your car cozy no matter the weather. Enjoy beautifully landscaped surroundings and bike racks for your cycling adventures. Pets are welcome with condo approval--so bring along your furry friends! This lovely north-exposed unit is not just a home; it's a lifestyle waiting for you to embrace. Come and see how this charming apartme...

4pc Bathroom 7.42 Ft x 8.75 Ft

Bedroom 10.00 Ft x 10.75 Ft

Dining room 14.58 Ft x 8.75 Ft

Kitchen 8.42 Ft x 7.92 Ft

Living room 11.92 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

**Mirror**

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