



## 25 Auburn Meadows View Calgary Alberta

\$282,000

ATTENTION FIRST TIME BUYERS AND INVESTORS! This ground floor unit is in the absolutely best location, providing a nearly private entrance via the exit directly to the right of the unit's front door! Taking this exit adds another level of convenience with handy visitor parking and street access. The upgrades in this unit truly set it apart with Stainless Steel Appliances, Quartz countertops and a Kinetico water filtration system. The master bedroom and living room come complete with T.V. mounts and Vinyl planking throughout. There is a large storage room in the unit (a rarity in this segment) as well as a 4 piece bath. The private deck is the perfect location to relax after a long day. Additional features include in-suite laundry, secure heated underground parking with a titled stall, a separate storage locker, and access to a charming courtyard area. This property benefits from a plethora of nearby amenities including Sobeys, Banquet Bar & Restaurant, various shops, pubs, and more. You'll also be close to transit, hospitals, YMCA, theaters, new dining options, an off-leash dog park, schools, parks, playgrounds, and the lake. This condo offers the ultimate in urban convenience and community charm. Don't miss your chance to call this fantastic property home. (id:6769)

Living room 10.50 Ft x 9.83 Ft

Kitchen 14.75 Ft x 5.33 Ft

Bedroom 9.92 Ft x 7.33 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Storage 8.67 Ft x 4.92 Ft

Laundry room 4.67 Ft x 4.42 Ft

Listing Presented By:



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**Mirror**

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