



# 25 Auburn Meadows Avenue Calgary Alberta

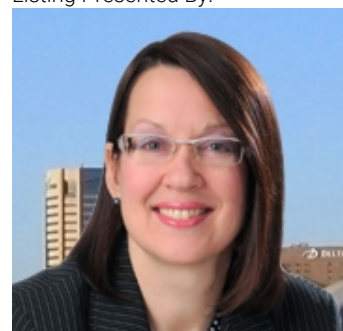
\$309,900

Welcome to the beautiful and meticulously maintained Canoe building, nestled in the sought-after SE lake community of Auburn Bay. This stunning one-bedroom, one-bath unit, built by the award-winning Avi Homes, is a true gem, offering a blend of modern upgrades and thoughtful design, making it move-in ready. Step inside to discover an inviting space bathed in natural light, courtesy of its sunny south exposure. The recent upgrades, including luxury vinyl plank flooring throughout, a newer stainless steel slide-in stove, custom built-in closet to match, up/down window coverings and a phantom screen off the back patio door, perfect for enjoying a nice breeze on those warm summer days. The unit features impressive 9-foot ceilings and an in-suite stacked laundry for added convenience. The spacious primary bedroom comfortably accommodates a king-size bed and offers a generous walk-through closet leading to the ensuite bathroom. Situated on the main floor, this unit provides separate access to a large covered patio with a natural gas line, ideal for your summer BBQ and outdoor entertaining. The patio opens up to a sunny courtyard, offering a rare sense of privacy and enclosed, covered outdoor space. Additional perks include an assigned storage locker and a titled underground parking stall, both easily accessible via the nearby stairwell or elevator. The titled parking stall is ideal being located beside a sectioned no-parking zone which ensures you won't need to worry about the inevitable door dings or trying to find the room to load and unload your vehicle typically associated with condo living. The central courtyard is a tranquil haven, featuring tables, benches, and a gas firepit area surrounded by lush greenery - your own private oasis. Conveniently located off 52nd Street, this condo offers easy access to Stoney and Deerfoot Trail. Enjoy the best of condo living in a wa...

- 4pc Bathroom 8.83 Ft x 7.42 Ft
- Primary Bedroom 10.83 Ft x 10.08 Ft
- Foyer 7.58 Ft x 6.25 Ft
- Kitchen 7.92 Ft x 8.42 Ft

- Laundry room 4.75 Ft x 4.17 Ft
- Living room 20.17 Ft x 12.08 Ft
- Other 7.42 Ft x 4.17 Ft

Listing Presented By:



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