



# 25 Auburn Meadows Avenue Calgary Alberta

\$275,000

Welcome to CANOE at Auburn Meadows! This beautiful condo development by award-winning Avi Urban is the perfect balance of comfortable space and modern styling in one of Calgary's premier LAKE communities - and all at an affordable price! Being located in the turret, Unit 213 is especially unique, not only because it's one of the LARGEST 1-BEDROOM units, but it is one of the few units with the LARGEST BALCONIES in the entire building, being well over double the size of most with an excess of 200 SQUARE FEET of outdoor space! Balconies like this are nearly impossible to find at this price point! Other features of this fantastic unit include sleek white quartz counters, 9' ceilings, a SINGLE LEVEL kitchen peninsula with room to easily seat 3 people, a convenient nook for an office/desk space, and enough room for a dedicated dining room while still having a comfortable living room. The bedroom is a spacious 12'7x10' and even offers a WALK-IN CLOSET. Located on the third floor, it's also conveniently close to the elevator, so no long walks once you enter the building, and this unit also comes with a TITLED heated UNDERGROUND parking stall and a STORAGE UNIT as well!! With your Auburn Bay lake access, you'll be able to enjoy all 43 Acres of water with relaxing boat rides, swimming, fishing, and an amenities building for sports & special events. Right around the block only steps away, you'll find everything else you need for day-to-day living; Groceries, restaurants, and many other services and specialty stores. Located down the street from an off-leash dog park and access to both Stoney Trail (ring road) and Deerfoot trail, come see why so many Calgary love calling Auburn Bay Home! (id:6769)

Dining room 12.00 Ft x 9.42 Ft  
 Living room 12.00 Ft x 10.42 Ft  
 Kitchen 8.33 Ft x 9.25 Ft  
 Primary Bedroom 10.08 Ft x 12.58 Ft

Other 7.50 Ft x 4.42 Ft  
 Laundry room 4.92 Ft x 5.75 Ft  
 4pc Bathroom Measurements not available  
 Other 9.00 Ft x 22.00 Ft

Listing Presented By:



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