



## 25 Auburn Meadows Avenue Calgary Alberta

\$264,900

Welcome to lake living in Auburn Bay. This beautifully maintained 1 bedroom, 1 bathroom condo in the Canoe building by Avi Urban offers the perfect combination of comfort, style, and convenience. The bright north-facing unit features an open-concept layout with oversized windows that fill the space with natural light. The modern kitchen is finished with flat-panel cabinetry, stainless steel appliances, and a functional breakfast bar, ideal for everyday living or entertaining. The spacious bedroom includes a walk-in closet and direct access to the 4-piece bathroom, which is also accessible from the main living area for added convenience. Additional highlights include in-suite laundry, a covered patio, titled underground parking, and a separate storage locker. Residents of this pet-friendly complex enjoy access to a beautifully landscaped courtyard terrace with a firepit, perfect for relaxing outdoors. The location is exceptional -- directly across from Auburn Station Shopping Centre and just steps from Mahogany Village Market, giving you quick access to groceries, restaurants, cafes, fitness studios, and everyday amenities. You'll also enjoy year-round lake access, parks, pathways, and everything that makes Auburn Bay one of Calgary's most desirable lake communities. Perfect for first-time buyers, downsizers, or investors looking for a low-maintenance lifestyle in a prime southeast Calgary location. (id:6769)

4pc Bathroom 7.33 Ft x 8.67 Ft

Primary Bedroom 9.92 Ft x 10.75 Ft

Dining room 14.58 Ft x 7.75 Ft

Kitchen 8.33 Ft x 9.25 Ft

Living room 12.00 Ft x 11.58 Ft

Listing Presented By:



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