

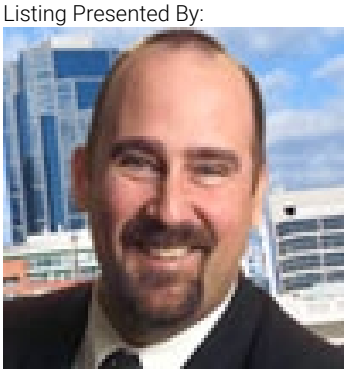
25 Auburn Meadows Avenue Calgary Alberta

$262,900

Welcome to lake living in Auburn Bay! Located in the sought-after Canoe building by Avi Urban, this TOP-FLOOR, END-UNIT 1 bedroom & DEN condo is an excellent opportunity for a first-time buyer, investor, or anyone looking for a low-maintenance lifestyle in one of Calgary's most desirable lake communities.The bright, open-concept layout features 9-foot ceilings and a spacious living and dining area that opens onto a private south-facing balcony--perfect for enjoying your morning coffee or relaxing at the end of the day. The stylish kitchen offers quartz countertops, stainless steel appliances, and plenty of cabinet space, while a separate laundry room provides additional storage and everyday convenience.The spacious bedroom features a large window and a walk-through closet with direct access to the cheater ensuite. The versatile den is ideal for a home office, creative space, or occasional guest room. Additional highlights include carpet and ceramic tile flooring, titled heated underground parking, a secure storage locker, ample visitor parking, and a convenient bike room.Residents can also enjoy the beautifully landscaped courtyard with a firepit, creating a welcoming outdoor space to relax, unwind, and gather with friends. Everyday conveniences are right at your doorstep, with a shopping centre located just across the street, offering easy access to shopping, dining, and services.Enjoy year-round access to Auburn Bay's private lake, beaches, parks, pathways, and nearby dog park. South Health Campus, schools, public transit, and numerous amenities are all just minutes away. With quick access to both Deerfoot Trail and Stoney Trail, commuting throughout Calgary is easy and convenient.Offering a fantastic combination of location, lifestyle, convenience, and lake access, this move-in-ready condo is a wonderful place to call home or a smart addition to your investment...

Other 8.58 Ft x 5.17 Ft
Den 8.92 Ft x 8.33 Ft
Living room 11.67 Ft x 12.08 Ft
Kitchen 9.50 Ft x 7.92 Ft
Dining room 5.75 Ft x 7.50 Ft
Primary Bedroom 10.08 Ft x 10.83 Ft
Other 7.25 Ft x 5.00 Ft
4pc Bathroom 10.00 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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