

\$314,900 - 34, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2260507

\$314,900

2 Bedroom, 1.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Two-bedroom condo in the Canoe building offering 723 sq ft of functional, well-planned living space. This ground-floor unit features a private covered patio, titled underground parking stall conveniently located near the entry, and a secure storage locker. The layout is one of the most efficient in the building, with quartz countertops, stainless steel appliances, and vinyl plank flooring. A walk-through closet connects the primary bedroom directly to the bathroom for added convenience. Large windows and a private entry provide abundant natural light and seamless indoor-outdoor living. Pets allowed with board approval. As a resident of Auburn Bay, you'll enjoy lake access year-round—from swimming and paddleboarding in the summer to skating and firepits in the winter. This award-winning lake community was designed for resort-style living in the city, complete with walking paths, beach areas, parks, and an active, connected community.

The location is unbeatable: walking distance to groceries, restaurants, an off-leash dog park, and a fabulous playground right across the street. Visitor parking is plentiful and located in a courtyard just steps from the unit, making it easy for guests to come and go without hassle.

If you're looking for lifestyle and location, this unit offers both—along with everyday convenience and low-maintenance living.

Built in 2016



Essential Information

MLS® #	A2260507
Price	\$314,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	723
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	34, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Dog Park, Playground
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	38
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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