



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 AUBURN MEADOWS Avenue #41, Calgary T3M2L3**

MLS®#: **A2150234**

Area: **Auburn Bay**

Listing Date: **07/17/24**

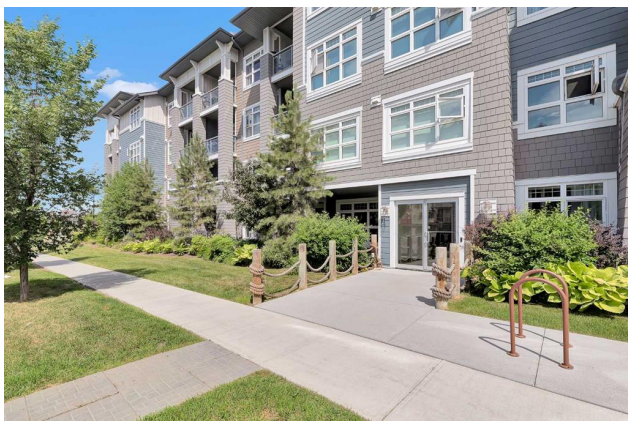
List Price: **\$297,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **598**  
Low Sqft:  
Ttl Sqft: **598**

DOM

**61**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 8`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 7`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`5" x 4`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`10" x 9`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$313**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1611115**

Remarks

Pub Rmks: **This beautifully appointed 1-bedroom, 1-bathroom west-facing condominium offers exceptional value at an affordable price. Boasting a spacious kitchen complete with soft close drawers, quartz countertops, s/s appliances, and breakfast bar. The great-sized bedroom provides ample space for rest and relaxation, with a walk-through closet and cheater door to the bathroom. The main living space offers gorgeous hardwood floors, upgraded blinds package, big windows for plenty of natural light and large dining and living rooms. There is a covered patio off the living room with BBQ gas line and west exposure for afternoon/evening sun. A titled underground parking stall is included and there is a storage locker for your extra gear. This home is ideally situated close to the lake and has easy access to public transportation, as well as major roadways such as Deerfoot and Stoney, making commuting a breeze. Nearby shopping, dining, and entertainment options abound, making this the perfect home for first-time buyers, investors, or downsizers looking for a comfortable and convenient lifestyle. Call today to arrange your showing!**

Inclusions:  
Property Listed By: **furniture negotiable  
2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







**1 BED A 644 SQ. FT.**



- + 95 sq. ft. Patio / 64 sq. ft. Balcony
- + 12'0" x 10'0" Living
- + 12'0" x 8'0" Dining
- + 8'4" x 9'2" Kitchen
- + 43 sq. ft. Counter Space
- + 10'1" x 10'0" Master Bedroom
- + 7'0" x 4'3" Walk-in Closet