



THE
A-TEAM

**RE/MAX
FIRST**

25 AUBURN MEADOWS Avenue #404, Calgary T3M 2L3

MLS® #: **A2163384**

Area: **Auburn Bay**

Listing Date: **09/05/24**

List Price: **\$344,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 19-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **732**
Low Sqft:
Ttl Sqft: **732**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

107
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Washer**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`7" x 10`6"
Dining Room	Main	9`5" x 4`6"
Bedroom - Primary	Main	10`6" x 10`5"
3pc Ensuite bath	Main	8`3" x 4`11"
Balcony	Main	10`5" x 6`3"
Walk-In Closet	Main	4`11" x 2`11"

Room	Level	Dimensions
Kitchen	Main	10`6" x 8`0"
Laundry	Main	4`5" x 4`3"
Bedroom	Main	11`1" x 10`7"
4pc Bathroom	Main	8`2" x 4`11"
Foyer	Main	4`5" x 4`2"
Walk-In Closet	Main	6`6" x 2`11"

Legal/Tax/Financial

Condo Fee:
\$383

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611114**

Remarks

Pub Rmks: **BACK ON THE MARKET! FINANCING COLLAPSED 3RD TIME!... This beautiful 2-bedroom condo, located on the top floor of a well-maintained building in a sought-after lake community, offers an open-concept living space with a modern kitchen, quartz countertops, and stainless steel appliances. Enjoy serene park views from your private balcony, in-suite laundry, secure underground parking, and access to a charming courtyard. The condo is close to numerous amenities, including shops, restaurants, transit, schools, parks, and the lake, offering the perfect balance of urban convenience and community charm. Don't miss the opportunity to make this fantastic property your home**

Inclusions: **none**
Property Listed By: **CIR Realty**

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





