



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: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

**13**

Layout

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

Access:

Lot Feat:

Park Feat:

**Underground**

Parking

Ttl Park: **1**  
Garage Sz:

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

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

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

Legal/Tax/Financial

Condo Fee:  
**\$383**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1611114**

Remarks

Pub Rmks: **Discover the perfect blend of convenience and comfort in this 2 beautiful 2 bedroom condo**  
 Inclusions: **none**  
 Property Listed By: **CIR Realty**

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