

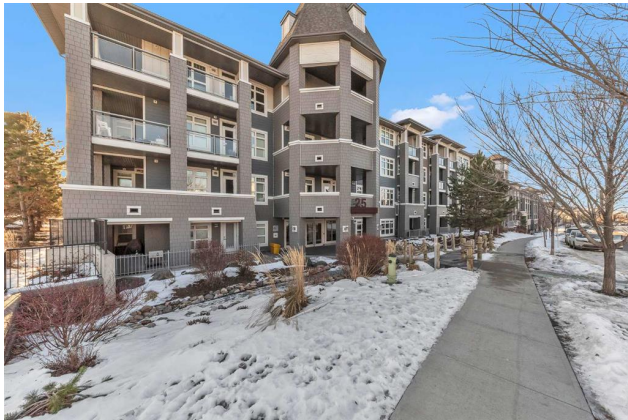


THE
A-TEAM

**RE/MAX
FIRST**

25 AUBURN MEADOWS View #33, Calgary T3M2L3

MLS®#: **A2182948** Area: **Auburn Bay** Listing Date: **12/10/24** List Price: **\$282,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall**

Finished Floor Area

Abv Sqft: **536**
 Low Sqft:
 Ttl Sqft: **536**

DOM

11
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Heat Pump,Radiant**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 9`10"	Kitchen	Main	14`9" x 5`4"
Bedroom	Main	9`11" x 7`4"	4pc Bathroom	Main	8`4" x 4`11"
Storage	Main	8`8" x 4`11"	Laundry	Main	4`8" x 4`5"

Legal/Tax/Financial

Condo Fee: **\$285** Title: **Fee Simple** Zoning: **(DC)**
 Fee Freq:

Monthly

Legal Desc: 1611115

Remarks

Pub Rmks: **ATTENTION FIRST TIME BUYERS AND INVESTORS! This ground floor unit is in the absolutely best location, providing a nearly private entrance via the exit directly to the right of the unit's front door! Taking this exit adds another level of convenience with handy visitor parking and street access. The upgrades in this unit truly set it apart with Stainless Steel Appliances, Quartz countertops and a Kinetico water filtration system. The master bedroom and living room come complete with T.V. mounts and Vinyl planking throughout. There is a large storage room in the unit (a rarity in this segment) as well as a 4 piece bath. The private deck is the perfect location to relax after a long day. Additional features include in-suite laundry, secure heated underground parking with a titled stall, a separate storage locker, and access to a charming courtyard area. This property benefits from a plethora of nearby amenities including Sobey's, Banquet Bar & Restaurant, various shops, pubs, and more. You'll also be close to transit, hospitals, YMCA, theaters, new dining options, an off-leash dog park, schools, parks, playgrounds, and the lake. This condo offers the ultimate in urban convenience and community charm. Don't miss your chance to call this fantastic property home.**

Inclusions: two TV mounts and small screen in the bedroom
Property Listed By: 2% Realty

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







