



THE
A-TEAM

**RE/MAX
FIRST**

25 AUBURN MEADOWS Avenue #411, Calgary T3M2L3

MLS®#: **A2189311**

Area: **Auburn Bay**

Listing Date: **01/22/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **881**
Low Sqft:
Ttl Sqft: **881**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,See Remarks,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 9`6"
Balcony	Main	18`7" x 22`4"
Dining Room	Main	7`5" x 12`9"
Kitchen	Main	9`5" x 8`2"
Bedroom - Primary	Main	17`2" x 11`4"

Room	Level	Dimensions
4pc Bathroom	Main	9`2" x 5`0"
Bedroom	Main	13`0" x 11`1"
Foyer	Main	6`11" x 6`1"
Living Room	Main	14`7" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple

Zoning:
DC

Legal Desc:

1611114

Fee Freq:
Monthly

Remarks

Pub Rmks:

TOP FLOOR condo with amazing views! This 2 bedroom, 2 bathroom condo in Auburn Bay includes LAKE ACCESS and is walking distance to shops, restaurants and grocery stores. This unit comes with 2 UNDERGROUND TITLED parking stalls and its own storage unit in the heated parking lot. 9' ceilings, new Luxury Vinyl Plank floors with cork underlay and a large North and East facing wrap-around covered balcony (219sqft) with VIEWS OF DOWNTOWN CALGARY. Spacious kitchen with quartz countertops, stainless steel appliances and a combined living/dining area. Primary Bedroom with large walk-in closet and a 3 piece ensuite. 2nd bedroom located on other side of hallway for privacy. In-suite laundry and 4pc bathroom with tub. Condo complex includes a stylish courtyard and walking paths to nearby services. Located in the highly desirable community of Auburn Bay, which includes a 13 acre recreation park and transit lines that take you directly downtown.

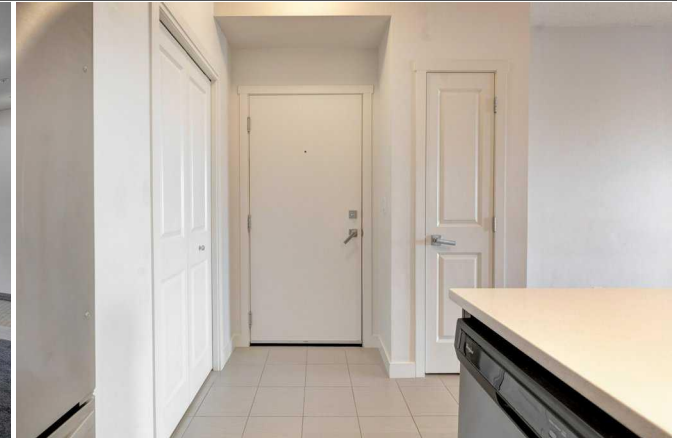
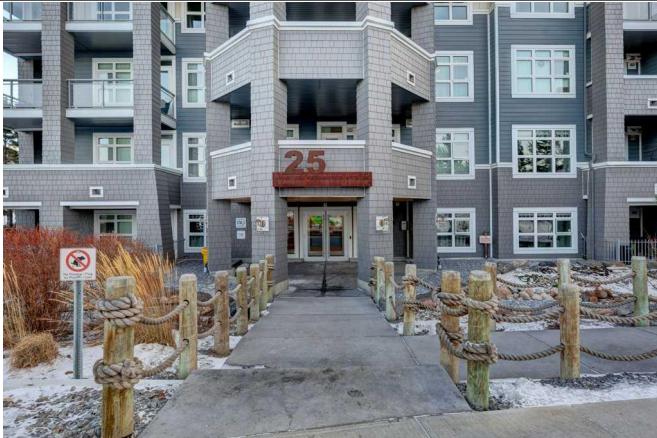
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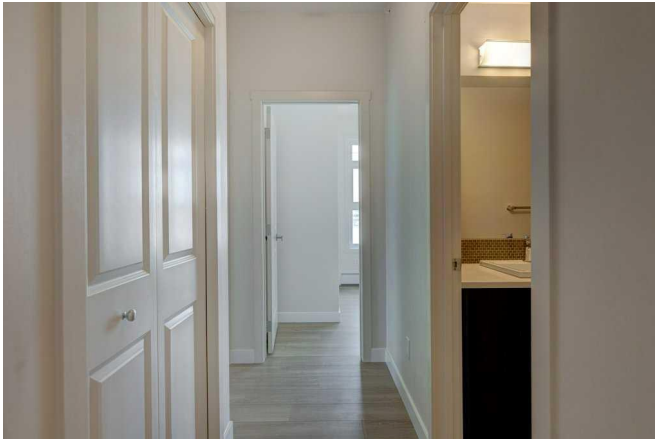
N/A

Property Listed By:

Sotheby's International Realty Canada

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









411-25 Auburn Meadows Ave SE, Calgary, AB

Main Floor Interior Area 981.77 sq ft



PREPARED 20250121

White spaces are excluded from total floor area in QSOEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.