



THE
A-TEAM

**RE/MAX
FIRST**

25 AUBURN MEADOWS Avenue #121, Calgary T3M 2L3

MLS®#: **A2191540** Area: **Auburn Bay** Listing Date: **02/01/25** List Price: **\$309,700**
 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: **592**
 Low Sqft:
 Ttl Sqft: **592**

DOM

0
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: **Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 8`9"	Bedroom	Main	10`0" x 10`9"
Dining Room	Main	14`7" x 8`9"	Kitchen	Main	8`5" x 7`11"
Living Room	Main	11`11" x 11`8"			

Legal/Tax/Financial

Condo Fee: **\$313** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1611114**

Remarks

Pub Rmks: **Welcome to this charming one-bedroom apartment located in the delightful Canoe building at Auburn Bay —a true gem that blends nautical charm with modern living. With 593 SqF of cozy space on the main level, this home is perfect for first-time buyers, savvy investors, or busy professionals looking for a peaceful escape. What You'll Love About This Home: Spacious & Inviting! Enjoy a bright and airy living area that opens up to a lovely, spacious patio-perfect for sipping your morning coffee or unwinding after a long day. Fully Equipped Kitchen with white cabinets and granite counter tops- Cook up a storm with your Whirlpool appliances, making meal prep both easy and enjoyable! Plenty of Storage. A convenient walk-through closet and assigned storage ensure you have all the space you need to keep things tidy. Relaxing 4 -piece modern bathroom is designed for your comfort and convenience. You'll love the vibrant community around you, with everything you need just a stone's throw away: Access to a beautiful Auburn lake for outdoor fun, a fantastic shopping mall plaza with all your favorite stores - COOP, Sobeys. Nearby dining options, coffee shops, and even a bowling alley for some weekend fun! Quick access to gas stations, car washes, and banks, making life a breeze. A nearby hospital and dog park for added peace of mind. Easy routes via 52 Street, Stoney Trail, and Deerfoot Trail for stress-free commuting. You'll appreciate the titled heated underground parking, keeping your car cozy no matter the weather. Enjoy beautifully landscaped surroundings and bike racks for your cycling adventures. Pets are welcome with condo approval—so bring along your furry friends! This lovely north-exposed unit is not just a home; it's a lifestyle waiting for you to embrace. Come and see how this charming apartment can be your perfect retreat! Schedule your visit today and get ready to fall in love with your new home at Canoe!**

Inclusions: **Wardrobe in a Walk-Through Closet, Shoe Cabinets in Laundry Room, Window Coverings - All.**
Property Listed By: **TREC The Real Estate Company**

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







