



THE
A-TEAM

**RE/MAX
FIRST**

25 AUBURN MEADOWS Avenue #223, Calgary T3M 2L3

MLS® #: **A2198198**

Area: **Auburn Bay**

Listing Date: **03/07/25**

List Price: **\$286,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 04-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **595**
Low Sqft:
Ttl Sqft: **595**

DOM

48

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 4`11"
Living Room	Main	12`0" x 12`0"
Dining Room	Main	8`6" x 7`10"

Room	Level	Dimensions
Kitchen	Main	9`5" x 8`7"
Bedroom - Primary	Main	10`0" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$313

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1611114	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to the Canoe building, a charming and well-maintained residence in the highly sought-after lake community of Auburn Bay. This freshly painted, second-floor one-bedroom condo offers a bright, inviting atmosphere with soaring 9 ft ceilings and a thoughtfully designed open-concept layout that maximizes space and functionality. The modern kitchen is both stylish and practical, featuring brand-new quartz countertops, sleek stainless steel appliances, elegant cabinetry, and a glass tile backsplash that adds a contemporary touch. The primary bedroom easily accommodates a king-size bed and boasts a walk-through closet, leading to a beautifully appointed four-piece bathroom with convenient dual access from both the bedroom and main living area. Step outside onto your private balcony, where you can enjoy fresh air and sunshine while grilling with the built-in gas hookup—perfect for entertaining or unwinding after a long day. Additional highlights include titled underground heated parking, a secure assigned storage locker, and a pet-friendly policy, making this an ideal home for animal lovers. Living in Auburn Bay means enjoying a vibrant lakeside lifestyle, with year-round access to Auburn Bay Lake for swimming, fishing, boating, and relaxing by the water. Just minutes away, you'll find an array of shopping, dining, and entertainment options, as well as the Calgary South Health Campus in Seton. Commuting is effortless with quick access to Stoney and Deerfoot Trail, convenient bus routes, including an express bus to Quarry Park, and a planned future LRT station for even greater connectivity. Don't miss out on this exceptional opportunity to own a stylish, move-in-ready condo in one of Calgary's most desirable communities. Schedule your viewing today!</p>		
Inclusions:	None		
Property Listed By:	URBAN-REALTY.ca		

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







