\$324,900 - 34, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2260507

\$324,900

2 Bedroom, 1.00 Bathroom, 723 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Two-bedroom condo in the Canoe building offering 723 sq ft of functional, well-planned living space. This ground-floor unit features a private covered patio, titled underground parking stall conveniently located near the entry, and a secure storage locker. The floor plan is one of the most efficient in the building, with quartz countertops, stainless steel appliances, and vinyl plank flooring. A walk-through closet connects the primary bedroom directly to the bathroom for added convenience. Large windows and a private entry provide abundant natural light and seamless indoor-outdoor living. Pets allowed with board approval.

As a resident of Auburn Bay, you'II enjoy lake access year-roundâ€"from swimming and paddleboarding in the summer to skating and firepits in the winter. This award-winning lake community was designed for resort-style living in the city, complete with walking paths, parks, beach areas, and a strong community vibe. The location is unbeatable: walking distance to groceries, restaurants, an off-leash dog park, and a fabulous playground right across the street. Ample visitor parking makes it easy to host friends and family. This unit offers both everyday convenience and access to the best of the Auburn Bay lifestyle.







Built in 2016

Essential Information

MLS® # A2260507 Price \$324,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 723 Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 34, 25 Auburn Meadows Avenue Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2L3

Amenities

Amenities Bicycle Storage, Dog Park, Elevator(s), Playground, Secured Parking,

Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

Interior

Interior Features Built-in Features, Elevator, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Basement None

Exterior

Exterior Features Courtyard

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 29th, 2025

Days on Market 1

Zoning DC

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.