



GRASSROOTS
REALTY GROUP

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**335, 25 Auburn Meadows Avenue SE
Calgary, Alberta**

MLS # A2219424



\$275,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Studio apartment condo at Canoe built by Avi Urban. Walking distance to tons of amenities, on the top floor with beautiful downtown views & some mountain views. Has a covered patio with a gas line hookup so you can bbq all year round. This condo is finished with soft close Oak cabinetry, quartz countertops, beautiful engineered hardwood in the entry, hallway, kitchen, living and dining room and 9ft ceilings. Great location; within walking distance to the 43-acre lake, a private 13 acre park with skating rinks, a spray park, beach volleyball and a tennis court. Building is adjacent and accessible to Auburn Station shopping center, just a few minute walk to the Auburn Bay dog park and close proximity to the new hospital, Stoney Trail and Deerfoot. There is 1 underground titled parking stall and 1 storage unit. Click on link to view 3D virtual tour.