



**GRASSROOTS**  
REALTY GROUP

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203, 25 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2238945



**\$349,999**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: NA

FIND YOUR WAY HOME to this bright and beautifully updated corner unit condo at Canoe. With upgraded lighting, a fresh coat of paint throughout (May 2025), and a spacious wrap-around deck complete with gas line hookup, this home is truly move-in ready. Enjoy modern finishes like soft-close oak cabinetry, quartz countertops, and stainless steel appliances, all complemented by gorgeous engineered hardwood flooring and 9' ceilings. The southeast-facing layout and 6 oversized windows flood the space with natural light, making this one of the brightest suites in the building. Featuring 2 bedrooms and 2 full bathrooms, this layout offers ideal functionality for singles, couples, or roommates. Located steps from Auburn Bay's 43-acre lake, walking paths, a 13-acre private park, and future shopping and transit at Auburn Station. Quick access to Stoney Trail, Deerfoot, the hospital, and schools. 850 SQFT of stylish, low-maintenance living awaits!