



**GRASSROOTS**  
REALTY GROUP

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**34, 25 Auburn Meadows Avenue SE**  
**Calgary, Alberta**

**MLS # A2260507**



**\$324,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	723 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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'll enjoy lake access year-round—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.