

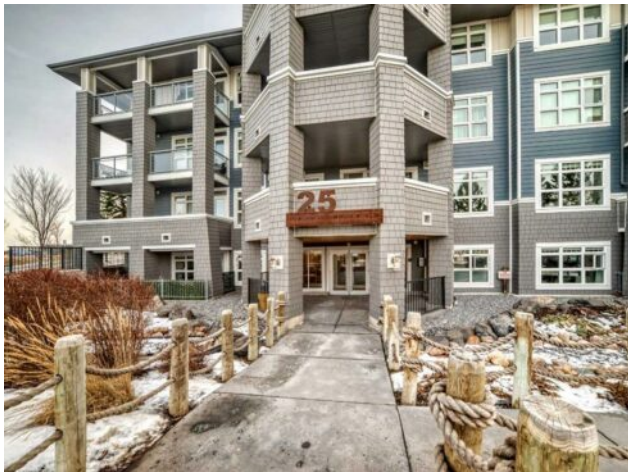


GRASSROOTS
REALTY GROUP

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409, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2283486



\$279,500

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	598 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 327
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning top-floor residence in The Canoe at Auburn Bay, where style, comfort, and natural light come together beautifully. Soaring 9-foot ceilings, engineered hardwood flooring, and sleek quartz countertops set the tone for a modern, refined living space, while the east-facing covered balcony invites you to enjoy peaceful mornings and abundant sunshine. Perfectly positioned, this home is just steps from local shopping, a 13-acre community park with a skating rink, and convenient transit with direct access to downtown. The complex's elegant central courtyard adds an extra touch of charm and community appeal. Inside, the thoughtfully designed one-bedroom layout features a freshly painted interior, a bright white kitchen, an open-concept living and dining area, and a spacious bedroom with a walk-through closet leading to a full 4-piece bath. Complete with in-suite laundry, a titled parking stall, a separate storage locker, and the privacy and quiet of a top-floor location, this home offers exceptional value and lifestyle in one of Auburn Bay's most sought-after buildings.