



GRASSROOTS
REALTY GROUP

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402, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2287918



\$350,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to one of the best layouts in Canoe at Auburn Bay, a 934 SQ. FT. top-floor corner condo flooded with natural light and offering stunning courtyard and mountain views. The showstopper? A massive 190 SQ. FT. WRAP-AROUND COVERED BALCONY with gas line, giving you extended outdoor living space and panoramic exposure you simply don't get with standard units. Inside, enjoy 9' ceilings, extra-tall windows, luxury wide-plank engineered flooring, and a smart open-concept design with a dedicated office nook. The kitchen impresses with quartz countertops, full-height tile backsplash, soft-close cabinetry, under-cabinet lighting and a peninsula perfect for entertaining. The spacious primary suite features its own private ensuite, while the second bedroom and full bath offer flexibility for guests, roommates, or work-from-home living. Added value includes 2 TITLED underground parking stalls, assigned storage cage, and in-suite laundry. Plus, enjoy exclusive access to Auburn Bay's private lake lifestyle where you can enjoy the beach, splash park, tennis courts, fishing pier, skating rink, fitness equipment, and year-round community events. Top-floor corner units with wrap-around balconies and TWO parking stalls are rare! Don't miss out.