



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

MLS # A2295024



\$305,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	723 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Quietly positioned, thoughtfully designed, and built for everyday living—this ground-floor unit in the Canoe building stands out for all the right reasons. Offering 723 sq ft of well-designed living space, this unit is positioned near the end of the hall, creating a quiet, low-traffic setting that feels more private than most. The layout is smart and efficient, making the most of every square foot and living larger than its size. The kitchen features quartz countertops, stainless steel appliances, and vinyl plank flooring, opening into a bright living area with large windows and direct access to a private covered patio. A walk-through closet from the primary bedroom to the bathroom adds everyday functionality, while the second room offers flexibility for a home office, guest space, or extra storage. This unit includes a titled underground parking stall close to the entry and a secure storage locker. For guests, visitor parking is located in a central courtyard just steps from the unit, making it simple and convenient when friends come by. Living in Auburn Bay means access to year-round lake amenities, from summer paddle boarding and beach days to winter skating and fire pits. The community is known for its walking paths, parks, and strong neighbourhood feel, offering a lifestyle that goes beyond the unit itself. Everything you need is within reach—groceries, restaurants, an off-leash dog park, and a playground are all within walking distance, making day-to-day living easy and connected.