



**41, 25 Auburn Meadows Avenue SE
Calgary, Alberta**

MLS # A2150234



\$309,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	598 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters		

Inclusions: furniture negotiable

This beautifully appointed 1-bedroom, 1-bathroom west-facing condominium offers exceptional value at an affordable price. Boasting a spacious kitchen complete with soft close drawers, quartz countertops, s/s appliances, and breakfast bar. The great-sized bedroom provides ample space for rest and relaxation, with a walk-through closet and cheater door to the bathroom. The main living space offers gorgeous hardwood floors, upgraded blinds package, big windows for plenty of natural light and large dining and living rooms. There is a covered patio off the living room with BBQ gas line and west exposure for afternoon/evening sun. A titled underground parking stall is included and there is a storage locker for your extra gear. This home is ideally situated close to the lake and has easy access to public transportation, as well as major roadways such as Deerfoot and Stoney, making commuting a breeze. Nearby shopping, dining, and entertainment options abound, making this the perfect home for first-time buyers, investors, or downsizers looking for a comfortable and convenient lifestyle. Call today to arrange your showing!