



**GRASSROOTS**  
REALTY GROUP

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404, 25 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2163384



**\$344,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** none

**BACK ON THE MARKET! FINANCING COLLAPSED!...** This beautiful 2-bedroom condo, located on the top floor of a well-maintained building in a sought-after lake community, offers an open-concept living space with a modern kitchen, quartz countertops, and stainless steel appliances. Enjoy serene park views from your private balcony, in-suite laundry, secure underground parking, and access to a charming courtyard. The condo is close to numerous amenities, including shops, restaurants, transit, schools, parks, and the lake, offering the perfect balance of urban convenience and community charm. Don't miss the opportunity to make this fantastic property your home