



**306, 25 Auburn Meadows Avenue SE
Calgary, Alberta**

MLS # A2172597



\$324,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	695 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: N/A

This stunning 3rd-floor condo offers modern living with a large southwest-facing balcony that overlooks a serene, private courtyard. With titled underground parking and a storage locker, convenience is at your doorstep. The stylish design features numerous upgrades, including newer flooring throughout main living area, and bedrooms, 9' ceilings, and a sliding barn door in the second bedroom/den. The contemporary kitchen boasts stainless steel appliances, quartz countertops, mini-brick backsplash, under-cabinet lighting, and a garburator. The open-concept kitchen and living area create a bright and inviting space, enhanced by the courtyard views. The private master suite includes a walk-through closet and a spacious full ensuite bathroom. Ideally located near shops, restaurants, and more, with the added bonus of lake privileges!