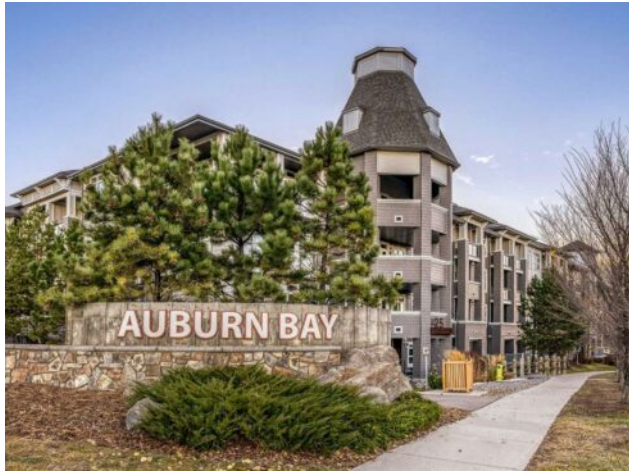




**333, 25 Auburn Meadows Avenue SE
Calgary, Alberta**

MLS # A2175997



\$295,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	596 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the ultimate lake community, Auburn Bay! This beautifully refreshed 1-bedroom, 1-bath condo on the TOP FLOOR features a bright, open-concept layout, perfect for modern living and entertaining. The well-appointed kitchen is thoughtfully designed with stylish quartz countertops, stainless steel appliances, and a breakfast bar—ideal for casual dining or hosting friends. There's room for a more formal dining area and also a great study nook space, perfect for a computer desk. Bright, large windows bathe the living space in natural light, showcasing beautiful hardwood flooring and a roomy living room that steps out onto a balcony with scenic mountain views and a tranquil greenspace right across the street. The spacious primary bedroom (large enough to fit a king-size bed) is bright and airy and flows into a walk-through closet for ample storage and a four-piece bath with quartz vanity. The convenient in-suite laundry has also been recently updated with LVP flooring. This unit stands out with a fresh coat of paint and quality finishings throughout. Quick access to both Stoney Trail and Deerfoot Trail, as well as numerous bus routes nearby, commuting is a breeze. Situated within walking distance to an array of amenities, enjoy the convenience of nearby shops, dining, and services, plus exclusive lake access. Complete with a titled underground parking stall and assigned storage, this condo offers the perfect blend of luxury, convenience, and a lock-and-leave lifestyle. Enjoy nearby grocers, YMCA (arena/pool/recreation facility), South Campus Hospital, numerous biking/running pathways, and a nearby off-leash dog park - you can bring your FUR BABY along as building has no weight restrictions (Board Approval Required). This top floor unit means NO NEIGHBORS above you. Don't miss this unique opportunity in Auburn Bay!