

# \$269,999 - 319, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2236154

**\$269,999**

1 Bedroom, 1.00 Bathroom, 599 sqft

Residential on 0.00 Acres

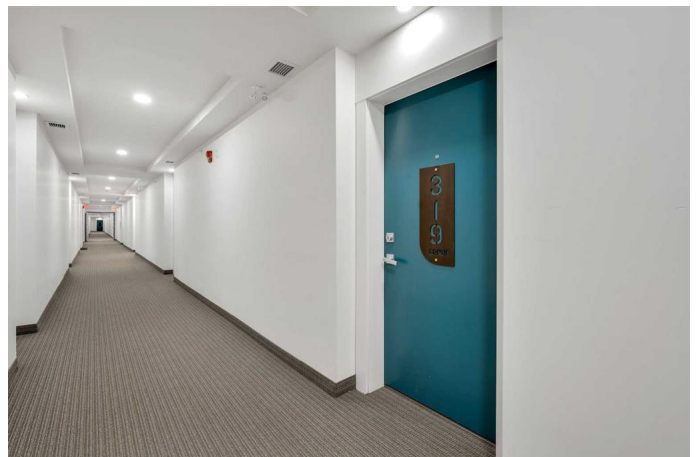
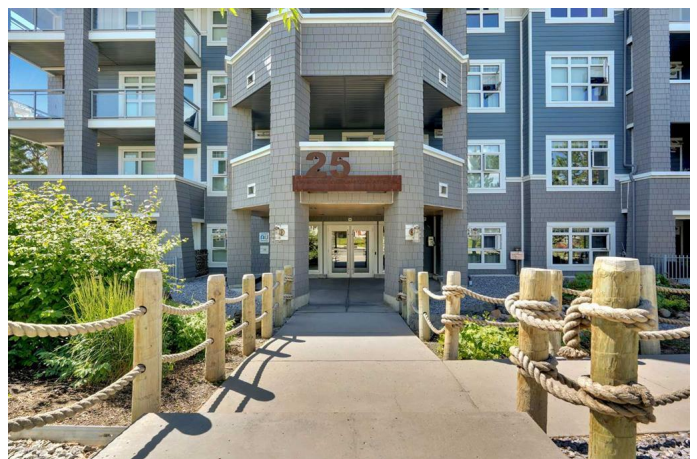
Auburn Bay, Calgary, Alberta

FIND YOUR WAY HOME to this bright and beautiful condo in the sought-after lake community of Auburn Bay! Perfect for first-time buyers or savvy investors, this home offers the best of comfort, convenience, and lifestyle. Enjoy 9-foot ceilings and an airy open-concept layout that seamlessly blends the living room, dining area, and kitchen—ideal for entertaining or cozy nights in. The large windows flood the space with natural light, and you’ll love the upgraded dishwasher and well-maintained appliances. Step out onto your balcony to take in mountain views and even catch a glimpse of the Calgary Tower! Enjoy easy access to transit and major highways. The South Health Campus is just minutes away. Shops, restaurants, and parks are right at your doorstep. It’s urban living with a relaxing lakeside twist. Whether you're looking to move in or rent it out, this home checks all the boxes!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236154  |
| Price          | \$269,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 599       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 319, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Parkade                                       |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Refrigerator |
| Heating           | Hot Water, Natural Gas                           |
| Cooling           | None                                             |
| # of Stories      | 1                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Lake                         |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 48             |
| Zoning         | DC             |
| HOA Fees       | 438            |
| HOA Fees Freq. | ANN            |

### Listing Details

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