

# \$299,900 - 128, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2239976

**\$299,900**

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

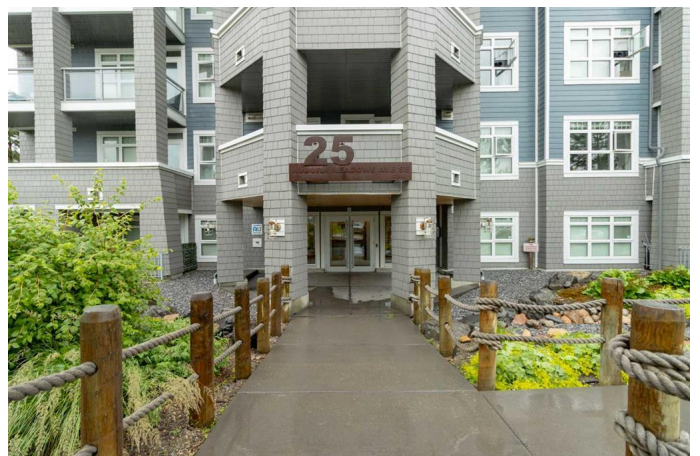
Auburn Bay, Calgary, Alberta

Modern Comfort in the Heart of Auburn Bay  
â€“ 1 Bed, 1 Bath Condo with Premium Upgrades

Welcome to this stylish and well-appointed 1 bedroom, 1 bathroom condo located in the sought-after lake community of Auburn Bay. Perfectly designed for modern living, this unit features upgraded hardwood floors, sleek quartz countertops, stainless steel appliances, and a private balcony â€” ideal for relaxing or entertaining. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and an assigned storage locker for all your extras. The open-concept layout makes the most of the space, while large windows fill the unit with natural light. Located in one of Calgaryâ€™s premier four-season lake communities, youâ€™ll love access to Auburn Bay Lake with year-round activities including swimming, paddleboarding, skating, and more. Just minutes from South Health Campus Hospital, and within walking distance to restaurants, cafes, groceries, and daily essentials, this location combines lifestyle and practicality in one perfect package. Whether you're a first-time buyer, downsizer, or investor, this condo is an exceptional opportunity to enjoy lakeside living in a vibrant, amenity-rich community.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2239976          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 589               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 128, 25 Auburn Meadows Avenue Se |
| Subdivision | Auburn Bay                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 2L3                          |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Snow Removal, Visitor Parking, Beach Access, Boating, Community Gardens, Dog Park |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Parkade, Stall, Titled, Underground                                                                                   |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard                  |
| Construction      | Composite Siding, Stone, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 84              |
| Zoning         | DC              |
| HOA Fees       | 494             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.