



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

226, 25 AUBURN MEADOWS Avenue SE
Calgary, Alberta

MLS # A2297731



\$277,700

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: NONE

Imagine stepping into a home that feels like it was designed just for you. This rare one bedroom plus den in the heart of Auburn Bay offers the perfect blend of security, style, and independence for a young professional starting their journey. As you enter, you are greeted by a bright, open living and dining space with soaring nine foot ceilings that flow seamlessly onto your private south facing courtyard, creating a peaceful sanctuary where you can unwind after a busy day or host intimate gatherings. The chef inspired white kitchen with sleek quartz countertops and soft under cabinet lighting is both functional and beautiful, making meal prep a joy. The separate laundry room with extra storage means you never have to compromise on organization. Your private retreat is a spacious bedroom featuring a large window with serene courtyard views and a generous walk in closet, connected directly to a convenient cheater ensuite for ultimate privacy and ease. The versatile den is a true asset, offering flexibility to serve as a dedicated home office for remote work, a creative studio, or a cozy reading nook. Located just minutes from South Campus Hospital and surrounded by top schools, shopping, and public transit, your daily commute and errands become effortless. Enjoy the safety and community of the neighborhood with access to the prestigious community lake, a dog park for your pet, and ample visitor parking for your guests. With heated underground parking and a secure storage locker, this is more than just a property; it is a secure, stylish, and smart investment in your future. Only eight units in the building feature this ideal layout, making this a unique opportunity to claim a 9FT ceiling home that truly understands your lifestyle.