



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

231, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2325374

\$253,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		



Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 327
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated second-floor condo in the award-winning lake community of Auburn Bay, where modern comfort meets an exceptional lifestyle. Excellent painted and move-in ready, this bright one-bedroom unit features soaring 9-foot ceilings and a thoughtfully designed open-concept floor plan that feels spacious and inviting. The contemporary kitchen is sure to impress with new quartz countertops, stainless steel appliances, stylish cabinetry, and a sleek glass tile backsplash. The generous primary bedroom easily accommodates a king-size bed and offers a walk-through closet leading to a well-appointed four-piece bathroom with convenient dual access from both the bedroom and the main living area. Enjoy your morning coffee or unwind after a busy day on the private balcony, complete with a natural gas BBQ hookup—perfect for outdoor entertaining. Additional features include titled underground heated parking, a secure assigned storage locker, and a pet-friendly building (subject to board approval). Living in Auburn Bay means enjoying one of Calgary's most sought-after lake communities, with year-round access to the private lake for swimming, paddleboarding, fishing, skating, and beachside relaxation. You'll also appreciate being just minutes from South Health Campus, Seton Urban District, restaurants, shopping, fitness facilities, theatres, parks, and scenic walking paths. Commuting is effortless with quick access to Deerfoot Trail, Stoney Trail, convenient public transit, an express bus to Quarry Park, and the planned future Green Line LRT. Whether you're a first-time buyer, downsizer, or investor, this stylish, low-maintenance home offers outstanding value in an unbeatable location. Don't miss your opportunity to own in one of Calgary's premier lake communities—This unit won't last long .

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