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327, 25 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2219994



**\$299,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** none

Welcome to the beautiful and well-maintained Canoe building, located in the stunning SE lake community of Auburn Bay. Enjoy the best of condo living in a community, with the lake just a short stroll away for swimming, fishing, and boating. Conveniently located off 52nd Street, this condo offers easy access to Stoney and Deerfoot Trail. You'll love being steps away from the vibrant Mahogany & Seton urban district, where restaurants, grocery stores, banks, and countless amenities are right at your doorstep. A convenient retail plaza located near by. This freshly painted ,cozy, bright and airy one-bedroom, one-bath unit has a well-planned functional layout with good storage. The modern kitchen is attractive and functional with stainless steel appliances with durable and easy to maintain finishes and loads of cabinetry, tile backsplash, clean quartz countertop. Very close to the kitchen is a compact storage pantry. Engineered hardwood in the living room makes it durable, warm and extremely easy to maintain. A study nook provides the perfect space for a small desk or work-from-home setup. Enjoy sun-soaked afternoons & sunset evenings on your NW balcony, complete with a built-in gas hookup for a BBQ&mdash;ideal for entertaining or relaxing with your favorite plants. The primary bedroom comfortably fits a king-size bed and features a walk-through closet leading to the ensuite bathroom. The bathroom is also accessible from the living area, ensuring convenience for guests. Added perks include; Top-floor unit&mdash;no noisy neighbors above. Titled underground heated parking stall & great street parking for guest.. Assigned secure storage locker. Pet-friendly (with condo approval). Nearby dog park for your furry friend. Don't miss this fantastic opportunity to own a stylish condo in Auburn Bay. Schedule a viewing today&mdash;you'll want to

make this your new home.