

**409, 25 Auburn Meadows Avenue SE  
Calgary, Alberta**

**MLS # A2283486**

**\$279,500**



<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to this stunning top-floor residence in The Canoe at Auburn Bay, where style, comfort, and natural light come together beautifully. Soaring 9-foot ceilings, engineered hardwood flooring, and sleek quartz countertops set the tone for a modern, refined living space, while the east-facing covered balcony invites you to enjoy peaceful mornings and abundant sunshine. Perfectly positioned, this home is just steps from local shopping, a 13-acre community park with a skating rink, and convenient transit with direct access to downtown. The complex's elegant central courtyard adds an extra touch of charm and community appeal. Inside, the thoughtfully designed one-bedroom layout features a freshly painted interior, a bright white kitchen, an open-concept living and dining area, and a spacious bedroom with a walk-through closet leading to a full 4-piece bath. Complete with in-suite laundry, a titled parking stall, a separate storage locker, and the privacy and quiet of a top-floor location, this home offers exceptional value and lifestyle in one of Auburn Bay's most sought-after buildings.