

**404, 25 Auburn Meadows Avenue SE**  
**Calgary, Alberta**

**MLS # A2163384**



**\$344,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 732 sq.ft.                         | <b>Age:</b>   | 2016 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <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, Laminate                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                | <b>Condo Fee:</b> | \$ 383 |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** none

Discover the perfect blend of convenience and comfort in this 2 beautiful 2 bedroom condo, ideally situated on the top floor of a well maintained building within one of the City's most sought-after lake communities. Step into an inviting, open concept living space featuring a thoughtfully designed floor plan. The modern kitchen boasts elegant quartz countertops, stainless steel appliances. Step out onto your private balcony to relax and enjoy the serene park views. Features in-suite laundry, secure underground parking with a titled spot and access to a charming courtyard area. Benefit from the proximity to a plethora of amenities including Sobey's, Banquet Bar & Restaurant, various shop, pubs, and more. You are also close to transit, hospitals, YMCA, theaters, new dining options, an off-lease dog park, schools parks, playgrounds and the lake. This condo offers the ultimate in urban convenience and community charm. Please show this first and don't miss this chance to call this fantastic property home.