

**306, 25 Auburn Meadows Avenue SE  
Calgary, Alberta**

**MLS # A2172597**



**\$324,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	695 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** N/A

This stunning 3rd-floor condo offers modern living with a large southwest-facing balcony that overlooks a serene, private courtyard. With titled underground parking and a storage locker, convenience is at your doorstep. The stylish design features numerous upgrades, including newer flooring throughout main living area, and bedrooms, 9' ceilings, and a sliding barn door in the second bedroom/den. The contemporary kitchen boasts stainless steel appliances, quartz countertops, mini-brick backsplash, under-cabinet lighting, and a garburator. The open-concept kitchen and living area create a bright and inviting space, enhanced by the courtyard views. The private master suite includes a walk-through closet and a spacious full ensuite bathroom. Ideally located near shops, restaurants, and more, with the added bonus of lake privileges!