119 25 Auburn Meadows Avenue SE

Calgary | Active | MLS® A2346749

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2014	595.23 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to lake living in Auburn Bay, where year-round recreation, walkable amenities, and everyday convenience come together in one of Calgary’s most sought-after communities.

Located in the Canoe building by Avi Urban, this beautifully maintained 1 bedroom, 1 bathroom condo offers a low-maintenance lifestyle just steps from everything you need. Start your mornings with a coffee on your covered patio, spend your afternoons enjoying the community’s private lake access, beaches, parks, and pathways, and end your day with dinner or shopping just minutes from your front door.

Inside, the bright north-facing unit features an open-concept layout with oversized windows that fill the space with natural light. The modern kitchen is equipped with flat-panel cabinetry, stainless steel appliances, and a functional breakfast bar, making it ideal for both everyday living and entertaining.

The spacious bedroom includes a walk-in closet and convenient cheater access to the 4-piece bathroom, which can also be accessed from the main living area. Additional features include in-suite laundry, titled underground parking, and a separate storage locker.

Residents of this pet-friendly complex can also enjoy a beautifully landscaped courtyard terrace with a firepit, creating the perfect place to relax and connect with neighbours.

The location is second to none. You're directly across from Auburn Station Shopping Centre and just steps from Mahogany Village Market, with easy access to grocery stores, restaurants, cafés, fitness studios, and everyday essentials. Commuting is effortless with quick access to major routes, while nearby green spaces and pathways make it easy to stay active year-round.

Whether you're a first-time buyer, downsizer, or investor, this home offers the perfect blend of comfort, convenience, and the unmatched lifestyle of one of Calgary’s premier lake communities.

Optional turnkey furniture package available for buyers seeking a move-in-ready lifestyle. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346749
Bedrooms	1
Bathrooms	1

Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	595.23 sq. ft.
Condo Fee:	$323.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2014 (Age: 12)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1

Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1611114
Heating:	Baseboard
New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Canoe
Community:	Auburn Bay
Amenities:	Beach Access, Elevator(s), Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a

Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'3" × 8'4" ·
Main Floor	Dining Room · 14'7" × 7'9" ·
Main Floor	Living Room · 12' × 11'7" ·
Main Floor	Bedroom - Primary · 10'9" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-25-auburn-meadows-avenue-se-calgary-a2346749/

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