223 25 Auburn Meadows Avenue SE

Calgary | Active | MLS® A2343263

$234,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2016	595 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to the Canoe building, a charming and well-maintained residence in the highly sought-after lake community of Auburn Bay. This freshly painted, second-floor one-bedroom condo offers a bright, inviting atmosphere with soaring 9 ft ceilings and a thoughtfully designed open-concept layout that maximizes space and functionality.

The modern kitchen is both stylish and practical, featuring brand-new quartz countertops, sleek stainless steel appliances, elegant cabinetry, and a glass tile backsplash that adds a contemporary touch. The primary bedroom easily accommodates a king-size bed and boasts a walk-through closet, leading to a newly installed walk-in shower in the three-piece bathroom with convenient dual access from both the bedroom and main living area.

Step outside onto your private balcony, where you can enjoy fresh air and sunshine while grilling with the built-in gas hookup-perfect for entertaining or unwinding after a long day. Additional highlights include titled underground heated parking, a secure assigned storage locker, and a pet-friendly policy, making this an ideal home for animal lovers.

Living in Auburn Bay means enjoying a vibrant lakeside lifestyle, with year-round access to Auburn Bay Lake for swimming, fishing, boating, and relaxing by the water. Just minutes away, you'll find an array of shopping, dining, and entertainment options, as well as the Calgary South Health Campus in Seton. Commuting is effortless with quick access to Stoney and Deerfoot Trail, convenient bus routes, including an express bus to Quarry Park, and a planned future LRT station for even greater connectivity.

Don’t miss out on this exceptional opportunity to own a stylish, move-in-ready condo in one of Calgary’s most desirable communities. Schedule your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343263
Bedrooms	1
Bathrooms	1
Year Built	2016
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 sq. ft.
Main Level Finished Area:	595 sq. ft.
Condo Fee:	$327.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
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, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
HOA Fee:	$524.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Canoe
Community:	Auburn Bay
Amenities:	Beach Access, Bicycle Storage, Clubhouse, Dog Park, Playground, Racquet Courts, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	N/A

Restrictions:	Board Approval, Call Lister
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'5" × 8'7" ·
Main Floor	Living Room · 12' × 12' ·
Main Floor	Bedroom - Primary · 10' × 9'10" ·
Main Floor	Dining Room · 8'6" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/223-25-auburn-meadows-avenue-se-calgary-a2343263/

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