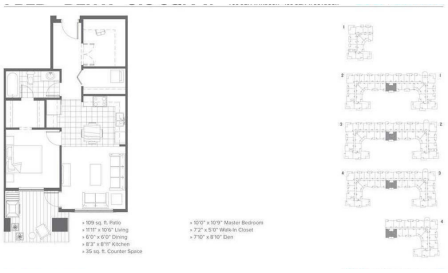
226 25 AUBURN MEADOWS Avenue SE

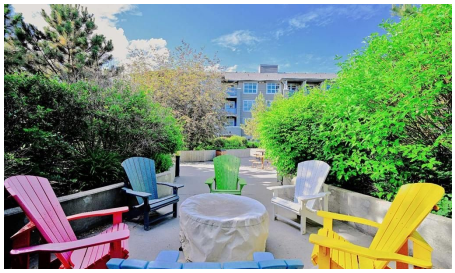
Calgary | Active | MLS® A2297731

$260,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**664 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Imagine stepping into a home that feels like it was designed just for you. This rare one bedroom plus den in the heart of Auburn Bay offers the perfect blend of security, style, and independence for a young professional starting their journey. As you enter, you are greeted by a bright, open living and dining space with soaring nine foot ceilings that flow seamlessly onto your private south facing courtyard, creating a peaceful sanctuary where you can unwind after a busy day or host intimate gatherings. The chef inspired white kitchen with sleek quartz countertops and soft under cabinet lighting is both functional and beautiful, making meal prep a joy. The separate laundry room with extra storage means you never have to compromise on organization. Your private retreat is a spacious bedroom featuring a large window with serene courtyard views and a generous walk in closet, connected directly to a convenient cheater ensuite for ultimate privacy and ease. The versatile den is a true asset, offering flexibility to serve as a dedicated home office for remote work, a creative studio, or a cozy reading nook. Located just minutes from South Campus Hospital and surrounded by top schools, shopping, and public transit, your daily commute and errands become effortless. Enjoy the safety and community of the neighborhood with access to the prestigious community lake, a dog park for your pet, and ample visitor parking for your guests. With heated underground parking and a secure storage locker, this is more than just a property; it is a secure, stylish, and smart investment in your future. Only eight units in the building feature this ideal layout, making this a unique opportunity to claim a 9FT ceiling home that truly understands your lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2297731
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:	664 sq. ft.
Main Level Finished Area:	664 sq. ft.
Condo Fee:	$362.85
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	South
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, Hot Water
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Canoe
Community:	Auburn Bay
Amenities:	Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	NONE
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 111'10" × 11'8" ·
Main Floor	Kitchen With Eating Area · 14'6" × 9'3" ·
Main Floor	Bedroom - Primary · 10'9" × 10' ·
Main Floor	Den · 8'7" × 7'8" ·
Main Floor	Laundry · 7'8" × 4'5" ·
Main Floor	Balcony · 9'11" × 6'11" ·

Title to Land:	Fee Simple
Community Features:	Lake, Shopping Nearby
Interior Features:	Elevator
Exterior Features:	Fire Pit, Storage, Uncovered Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Apr 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/226-25-auburn-meadows-avenue-se-calgary-a2297731/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.