426 25 Auburn Meadows Avenue SE

Calgary | Active | MLS® A2293199

$262,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**659.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Welcome to lake living in Auburn Bay! Located in the sought-after Canoe building by Avi Urban, this TOP-FLOOR, END-UNIT 1 bedroom & DEN condo is an excellent opportunity for a first-time buyer, investor, or anyone looking for a low-maintenance lifestyle in one of Calgary's most desirable lake communities.

The bright, open-concept layout features 9-foot ceilings and a spacious living and dining area that opens onto a private south-facing balcony-perfect for enjoying your morning coffee or relaxing at the end of the day. The stylish kitchen offers quartz countertops, stainless steel appliances, and plenty of cabinet space, while a separate laundry room provides additional storage and everyday convenience.

The spacious bedroom features a large window and a walk-through closet with direct access to the cheater ensuite. The versatile den is ideal for a home office, creative space, or occasional guest room. Additional highlights include carpet and ceramic tile flooring, titled heated underground parking, a secure storage locker, ample visitor parking, and a convenient bike room.

Residents can also enjoy the beautifully landscaped courtyard with a firepit, creating a welcoming outdoor space to relax, unwind, and gather with friends. Everyday conveniences are right at your doorstep, with a shopping centre located just across the street, offering easy access to shopping, dining, and services.

Enjoy year-round access to Auburn Bay's private lake, beaches, parks, pathways, and nearby dog park. South Health Campus, schools, public transit, and numerous amenities are all just minutes away. With quick access to both Deerfoot Trail and Stoney Trail, commuting throughout Calgary is easy and convenient.

Offering a fantastic combination of location, lifestyle, convenience, and lake access, this move-in-ready condo is a wonderful place to call home or a smart addition to your investment portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2293199
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:	659.4 sq. ft.
Main Level Finished Area:	659.4 sq. ft.
Condo Fee:	$362.85
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
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
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Secured, 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:	Elevator(s), Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	TV and TV bracket negotiable
Restrictions:	Board Approval
Pets Allowed:	Restrictions

Main Floor	Entrance · 8'7" × 5'2" ·
Main Floor	Den · 8'11" × 8'4" ·
Main Floor	Living Room · 12'1" × 11'8" ·
Main Floor	Kitchen · 9'6" × 7'11" ·
Main Floor	Dining Room · 7'6" × 5'9" ·
Main Floor	Bedroom - Primary · 10'10" × 10'1" ·
Main Floor	Walk-In Closet · 7'3" × 5' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/426-25-auburn-meadows-avenue-se-calgary-a2293199/

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