

**409, 25 Auburn Meadows Avenue SE  
Calgary, Alberta****MLS # A2283486****\$279,500****Division:** Auburn Bay**Type:** Residential/Low Rise (2-4 stories)**Style:** Apartment-Single Level Unit**Size:** 598 sq.ft.      **Age:** 2016 (10 yrs old)**Beds:** 1      **Baths:** 1**Garage:** Underground**Lot Size:** -**Lot Feat:** -**Heating:** Baseboard**Water:** -**Floors:** Carpet, Ceramic Tile, Hardwood**Sewer:** -**Roof:** -**Condo Fee:** \$ 327**Basement:** -**LLD:** -**Exterior:** Composite Siding, Stone, Wood Frame**Zoning:** DC**Foundation:** -**Utilities:** -**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**Inclusions:** N/A

Welcome to this stunning top-floor residence in The Canoe at Auburn Bay, where style, comfort, and natural light come together beautifully. Soaring 9-foot ceilings, engineered hardwood flooring, and sleek quartz countertops set the tone for a modern, refined living space, while the east-facing covered balcony invites you to enjoy peaceful mornings and abundant sunshine. Perfectly positioned, this home is just steps from local shopping, a 13-acre community park with a skating rink, and convenient transit with direct access to downtown. The complex's elegant central courtyard adds an extra touch of charm and community appeal. Inside, the thoughtfully designed one-bedroom layout features a freshly painted interior, a bright white kitchen, an open-concept living and dining area, and a spacious bedroom with a walk-through closet leading to a full 4-piece bath. Complete with in-suite laundry, a titled parking stall, a separate storage locker, and the privacy and quiet of a top-floor location, this home offers exceptional value and lifestyle in one of Auburn Bay's most sought-after buildings.