



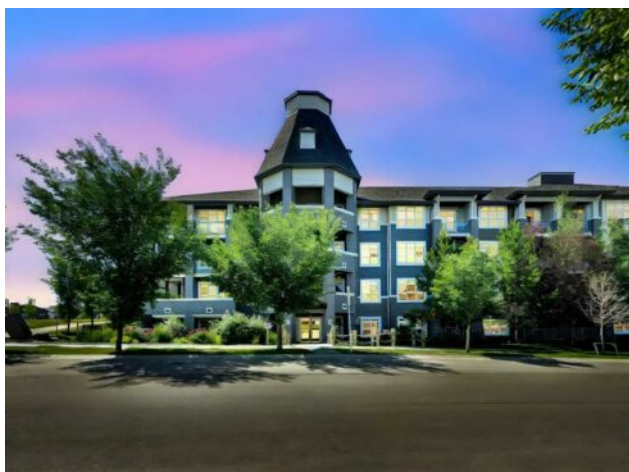
DON'T GAMBLE WITH YOUR HOME.

**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

319, 25 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2236154



**\$269,999**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	599 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Lake		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

FIND YOUR WAY HOME to this bright and beautiful condo in the sought-after lake community of Auburn Bay! Perfect for first-time buyers or savvy investors, this home offers the best of comfort, convenience, and lifestyle. Enjoy 9-foot ceilings and an airy open-concept layout that seamlessly blends the living room, dining area, and kitchen—ideal for entertaining or cozy nights in. The large windows flood the space with natural light, and you’ll love the upgraded dishwasher and well-maintained appliances. Step out onto your balcony to take in mountain views and even catch a glimpse of the Calgary Tower! Enjoy easy access to transit and major highways. The South Health Campus is just minutes away. Shops, restaurants, and parks are right at your doorstep. It’s urban living with a relaxing lakeside twist. Whether you’re looking to move in or rent it out, this home checks all the boxes!