

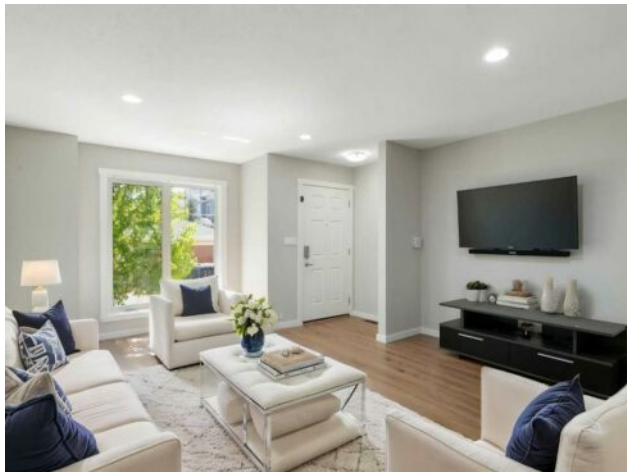


**GRASSROOTS**  
REALTY GROUP

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**1203, 2400 Ravenswood View SE  
Airdrie, Alberta**

**MLS # A2219845**



**\$420,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Recessed Lighting		

**Inclusions:** N/A

Located in the desirable community of Ravenswood, this spacious and thoughtfully designed 3-bedroom, 3.5-bathroom townhome offers exceptional value, functionality, and style. Perfect for families, professionals, or investors, this home features two generously sized bedrooms each with their own private ensuite, offering ideal separation and privacy. The main floor boasts a bright and open-concept layout, highlighted by large windows and a seamless flow between the living, dining, and kitchen areas. The kitchen is well-appointed with modern cabinetry, ample counter space, and stainless steel appliances—perfect for everyday living and entertaining. Downstairs, the fully finished basement adds even more versatile space—great for a home office, gym, media room, or guest suite. With 3.5 bathrooms in total, everyone in the household can enjoy comfort and convenience. Step outside to your private, north-facing backyard that backs onto open green space—providing peaceful views and extra privacy. Whether you're enjoying your morning coffee or hosting a BBQ, this outdoor space is a true bonus. The pet-friendly condo complex also includes property maintenance and a convenient dog wash station, so you can enjoy a low-maintenance lifestyle without sacrificing comfort or care for your furry friends. All this in a quiet, well-managed complex close to schools, parks, shopping, and quick access to major routes. Don't miss your chance to own this gem in one of Airdrie's most loved communities!