

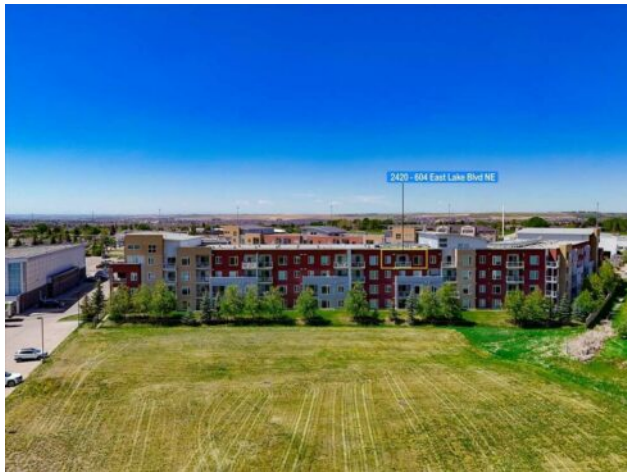


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2420, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2227486



\$335,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

TOP FLOOR | LAKE VIEWS | UPGRADED UNIT WITH HARDWOOD FLOORS & UNDERGROUND PARKING! Welcome to your dream home in one of Airdrie's most sought-after condo communities! This beautifully upgraded top-floor 2-bedroom + den, 2-bathroom unit offers unbeatable views of East Lake and Ed Eggerer Park, with all the comfort, style, and convenience you've been searching for. From the moment you walk in, you'll notice this isn't your typical condo. With no carpet in the main living areas, this home is stylish and easy to maintain. The open-concept layout is highlighted by newer stainless steel appliances, granite countertops, new modern faucets, rich maple cabinetry, and a large granite peninsula perfect for casual dining or entertaining guests. Enjoy stunning sunsets from your private balcony, which you can access from both the living room and the primary suite. The primary bedroom features custom cabinetry in the closet and a spacious ensuite with a walk-in shower. The second bedroom is thoughtfully separated for privacy and sits near the second full bath and a functional den/office space, ideal for working from home or extra storage. Additional perks include in-suite laundry with a full-size washer/dryer, 9-foot ceilings, upgraded lighting and window coverings, and titled underground parking with a large storage locker. Perfectly located next to Genesis Place Rec Centre and just minutes from shopping, restaurants, schools, and Hwy 2 for an easy commute to Calgary, this home offers a low-maintenance lifestyle without compromising on space or comfort. Don't miss your chance to own this move-in-ready gem in a vibrant, walkable lakeside community. Book your showing today!

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