



GRASSROOTS
REALTY GROUP

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

**3409, 604 8 Street SW
Airdrie, Alberta**

MLS # A2231320



\$288,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-07
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: none

TOP FLOOR NEAR ELEVATOR, 2 bedroom, 2 bathroom, 2 Parking Stalls (One Under Ground Parking #41, One outdoor Stall #42, Right by the Main Door), apartment in downtown This is a fantastic opportunity! you'll love the open concept floor plan featuring a spacious living area, dining space, and a kitchen with ample counter and working space. Both bedrooms are generously sized, with the master bedroom boasting a 3-piece en suite. Enjoy summer days on the private deck facing west (Lots of Light). Conveniently located near coffee shops, restaurants, grocery stores, and the bus route, this apartment offers both comfort and accessibility. Don't miss this one!