

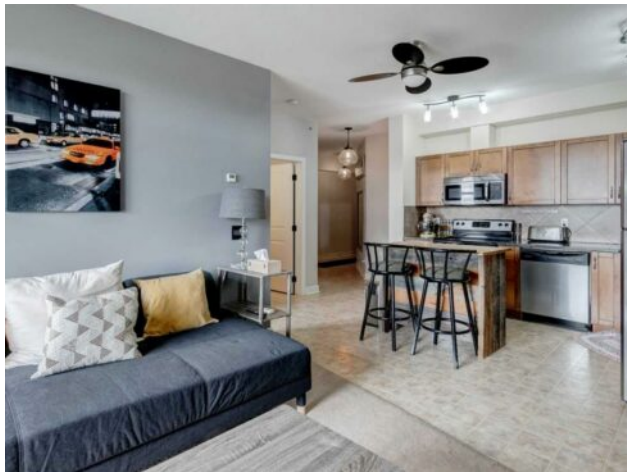


GRASSROOTS
REALTY GROUP

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402, 132 1 Avenue NW
Airdrie, Alberta

MLS # A2237176



\$294,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 711
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

Looking for low-maintenance, top-floor living in Airdrie? This well-maintained 2-bedroom, 2-bathroom condo in Smith's Crossing offers 850 square feet of smartly designed space in a quiet complex. Located on the top floor, this unit features a stone-surround gas fireplace....a rare find in this market...and a custom barn-style door leading to the primary bedroom. The functional kitchen includes a moveable island, perfect for flexible seating or added prep space. With a large in-suite laundry room that includes extra storage and a separate underground storage locker, you'll have room for everything without the clutter. The private east-facing balcony comes with a gas line for BBQs, and the titled underground heated parking adds security and convenience year-round. Enjoy in-floor heating and solid concrete construction, which keeps the unit quiet and energy-efficient. The building is ideally located close to shopping, banks, restaurants, parks, and more....putting everything you need just minutes away. Whether you're a first-time buyer, downsizer, or investor, this unit offers practical features, secure parking, and the everyday convenience of condo living in one of Airdrie's most accessible neighborhoods. ****CHECK OUT THE VIRTUAL TOUR****