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402, 132 1 Avenue NW Airdrie, Alberta

MLS # A2237176



\$294,900

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

Heating: Water: In Floor Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: \$711 **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame М3 Foundation: **Utilities:**

Features: Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: NΑ

STOP PAYING YOUR LANDLORDS RENT 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 OR VIDEO**