



GRASSROOTS
REALTY GROUP

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**221, 101 Big Hill Way SE
Airdrie, Alberta**

MLS # A2238537



\$209,000

Division:	Big Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Dishwasher, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Curtain Rod, Curtains

2 BEDS, 1 FULL BATH, TOP-FLOOR, IN-SUITE LAUNDRY, PARKING STALL, WELL MAINTAINED UNIT AND BUILDING. A truly rare opportunity at this price point! This property is ideal for both investors and first-time homebuyers. Situated in the lovely, green, and established community of Big Springs in Airdrie, it offers convenient access to East Lake, the Genesis Place Recreational Complex (which features a pool), Athletic Park, playgrounds, shopping, and schools at all levels. Plus, you'll be just a short 30-minute drive from downtown Calgary. When you come home, you'll appreciate the convenience of parking right in front of the building entrance and being able to plug in your vehicle during the winter months. There's also bike storage available outside the building. This top-floor unit ensures your peace and quiet, as you won't have any neighbours above you. While the building provides a common laundry area, you'll also enjoy the benefit of a newer ensuite washer located in a spacious storage room. This apartment features ceramic tiles in the kitchen, bathroom, and hallway, making it easy to clean, while the living room and bedroom boast beautiful hardwood flooring. The freshly painted walls and doors add a modern touch to the space. Enjoy an open-concept living and dining area, perfect for entertaining or relaxing. With southern exposure, all rooms are filled with natural sunlight throughout the day, and you'll appreciate the view of the lovely green space outside. Please note, there are two pictures of living and dining room virtually staged. There is no furniture in the property. Additionally, the low property tax and condo fees that cover heat and water make this an economical choice. Pets are welcome with some restrictions and board approval, making it a pet-friendly community. Don't miss the opportunity to see this

apartment in person — it could be the perfect fit for your budget and lifestyle! Call for a viewing today!