



**GRASSROOTS**  
REALTY GROUP

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**1212, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2241260**



**\$274,500**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gazebo, Landscaped, Lawn, Street Lighting		

**Heating:** Baseboard

**Floors:** Tile, Vinyl Plank

**Roof:** Rubber, Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 555

**LLD:** -

**Zoning:** DC-7

**Utilities:** -

**Inclusions:** Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Ceiling Fan(s), Curtain Rods, All Attached Shelving

Welcome to this well-maintained and thoughtfully updated 2nd-floor condo offering a northeast view overlooking the parking lot—with your assigned stall conveniently located right next to the building! This charming home features a cozy gas fireplace in the living room, perfect for curling up on cool Alberta evenings. Enjoy the peace of mind and energy efficiency of brand new windows and a glass sliding door (2024), along with durable and stylish vinyl plank flooring (2020) that flows throughout the main living areas. The kitchen boasts timeless white cabinetry with striking black countertops, a mosaic tile backsplash, a newer tap, and a Whirlpool dishwasher (2019). A bonus: pull-out cabinet organizers have been added for easy access to your kitchen essentials. The laundry room is a standout feature—not only does it offer ample shelving, but it also includes a full-size high-efficiency washer and dryer (2019)—no small stackables here! The ensuite, main bathroom and kitchen floors were refreshed with modern tile in 2014, both toilets have been upgraded for extra height, and the main bathroom tub has been modified for easy access, complete with a grab bar for extra safety. Additional upgrades include Telus Fibre Optik installed in 2025, ensuring top-tier internet speeds for all your work-from-home or streaming needs. Don't miss the opportunity to live in a walkable location with everything Airdrie has to offer just steps away. Whether you're a first-time buyer, investor, or downsizer, this unit checks all the boxes!