



**GRASSROOTS**  
REALTY GROUP

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**2407, 10 Market Boulevard SE  
Airdrie, Alberta**

**MLS # A2241624**



**\$255,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This unit gleams with pride of ownership! Bright kitchen cupboards, stone counters, undermount sink, eat up island and under cabinet lighting just get you started on this beautiful mountain view unit in a quiet 40+ building. You enter in to tall ceilings, and luxury vinyl flooring, leading you past a full 3 piece bathroom, and in suite laundry to the carpeted living room that has plenty of room to entertain guests, and stare at the mountains from the balcony which also has natural gas hookup for BBQ season! The master bedroom has his and hers closets, and is big enough for a king sized suite! Topped off with wall A/C for hot summer days, underground parking with storage, and an amazing, walkable location that is literally steps to shopping. The building also has a party room for larger gatherings, and an out door area! Call today for your own private showing!