



GRASSROOTS
REALTY GROUP

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602, 600 Allen Street SE
Airdrie, Alberta

MLS # A2242292



\$260,000

Division:	Airdrie Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,007 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: NA

Welcome to this charming 2-storey townhouse located in the heart of Airdrie Meadows — a perfect investment for the savvy buyer or an ideal first home for those looking to build equity! This well-laid-out home offers 3 spacious bedrooms, 1 full bathroom, and an unfinished basement ready for your personal touch. Whether you're planning to develop additional living space or create the perfect storage area, the basement is a blank canvas with plenty of potential. Enjoy the convenience of your own assigned parking stall, and take advantage of the nearby schools, parks, shopping, and transit — all just minutes away. With its affordable price and great location, this is a must-see for first-time buyers and investors alike. Don't miss your chance to get into the market in one of Airdrie's most established and central communities!