



GRASSROOTS
REALTY GROUP

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2308, 604 8 Street SW
Airdrie, Alberta

MLS # A2247097



\$289,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	982 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, Pantry, Stone Counters		

Inclusions: None

Welcome Home! This 2-bedroom, 2-bathroom condo is move in ready and full of charm. Convenience is key with this unit as it sits right beside the elevator making it easy to come home with groceries or enter and exit. Featuring gorgeous neutral-toned vinyl plank flooring throughout, the space flows seamlessly into a bright, white kitchen with quartz countertops, a breakfast bar, and sleek stainless steel appliances. The thoughtful floor plan places the bedrooms and bathrooms on opposite sides for maximum privacy, with a spacious living area and cozy corner gas fireplace at the center. Enjoy the convenience of in-suite laundry with newer, high-end washer and dryer included. Step outside to a large south-facing balcony that floods the home with natural light—perfect for relaxing or entertaining. This unit also includes a titled, heated underground parking stall, a separate storage unit, and unbeatable proximity to schools, shopping, and public transit.