



**GRASSROOTS**  
REALTY GROUP

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2324, 700 Willowbrook Road NW  
Airdrie, Alberta

MLS # A2247714



**\$250,000**

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions:	None
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2 TITLED UNDERGROUND PARKING STALLS ~ NEW HOT WATER ON DEMAND AND BOILER SYSTEM ~ 2 ELEVATORS FOR CONVENIENCE ~ WEST FACING BALCONY. Welcome to this great Condo that is ready for you to call it home. When you arrive, you will notice the Laminate Flooring and the great Kitchen that has a New Stainless Steel Refrigerator (2024), and Electric Stove (2024), plus a New Faucet. The Living Room has a Large West Facing Window for Natural Light. The Primary Bedroom has a Large Walk in Closet, 4 pc Ensuite and a window Air Conditioner. The Second Bedroom is on the opposite side of the condo and is steps away from the 4 Pc Bathroom. The Laundry Room has a Stacking Washer and Dryer and the New Hot Water on Demand and Boiler System for in-floor heating. This Condo has 2 Titled Underground Parking Stalls - one across from the elevator and the other is oversized.. This Condo is close to transit, restaurants, shopping, and Pathways along Nose Creek. It also has easy access to QE2. Possession is negotiable.