



GRASSROOTS
REALTY GROUP

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16, 900 Allen Street SE
Airdrie, Alberta

MLS # A2251544



\$389,900

Division:	Airdrie Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Nestled in a serene, park-like setting, this end-unit 2-storey townhouse combines timeless elegance with modern comfort in a community known for its charm and welcoming neighbors. With two parking stalls and a delightful front flower bed, the home enjoys a wonderful location—within walking distance to schools, parks, playgrounds, and pathways, while also being close to amenities and offering easy access in and out of the city. Inside, tasteful interiors welcome you with a spacious living room anchored by a freestanding gas fireplace and a bright kitchen and dining area with abundant cabinetry and counter space. Upstairs, the large primary suite offers a walk-in closet and cheater ensuite, complemented by two additional bedrooms. The bright, fully finished walk-out basement adds versatile living space, featuring a 3-piece bathroom with a laundry sink, lots of storage, and access to a covered patio, while an upper deck provides another spot to enjoy the outdoors. Thoughtful updates throughout add both style and peace of mind: newer paint in a designer palette, updated lighting and plumbing fixtures, new bathroom countertops on the main and upper floors (2018), new dishwasher (2017), range hood (2021), furnace, hot water tank, humidifier, and central vac system (all 2017), new carpet on the upper level and stairway (2019), and updated interior door hardware (2025). Offering the perfect balance of elegance, community, and convenience, this home is truly move-in ready.