



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1311, 604 8 Street SW
Airdrie, Alberta

MLS # A2251598



\$264,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Guest, Plug-In, See Remarks, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Amazing VALUE IN THIS 3rd FLOOR RECENTLY RENOVATED UNIT! Boasting the largest balcony plan available with SW facing VIEWS! This OPEN PLAN is spacious, clean & allows for an abundance of natural light to flood in. 2 bedrooms & 2 full bathrooms are separated away from a large living space, dining area & very functional kitchen. Upgraded rich cabinets, beautiful granite counters, breakfast bar & plenty of cupboard/counter space define the kitchen as a focal point. This unit is host to ample storage space including a separate storage room & in-suite laundry room. Corner gas fireplace with rock surround & tasteful colors throughout makes this condo truly show like new! The huge primary bedroom has a walk-through closet and full en suite. The second bedroom is spacious and again a convenient 2nd bathroom for your guests or roommate to utilize. You have awesome views from almost every room in this condo & a conveniently located parking stall just steps outside the front door is another attribute to note. Brand new windows/patio sliding door are just a few extra perks with this pkg. Condo fee includes heat & electricity so just pay your cable & you're all set! Walking distance to all amenities, public transit & easy access out of town for the commuters. Perfect opportunity to stop paying rent! This unit will sell to the first lucky buyers to view it with a NEGOTIABLE POSSESSION AVAILABLE. Book your private viewing today!