



GRASSROOTS
REALTY GROUP

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224 Jensen Drive NE
Airdrie, Alberta

MLS # A2252255



\$424,900

Division:	Jensen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	944 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Tool Box, Work Bench and Shelving in Storage Room, All Wood Planters, Dog House, Wood and Fire Pit

Say goodbye to cookie-cutter homes! Nestled in one of Airdrie's most established neighbourhoods, this fully developed semi-detached bungalow is brimming with character. The open floor plan flows effortlessly from the sun-filled living room to the dining area and updated kitchen with newer appliances (2019). Laminate flooring runs throughout most of the main floor, while the modernized full bath and front entry feature stylish tile, creating a welcoming and functional space. From the dining area, a side door leads to a sun-filled ground-level patio with raised garden boxes and a fully fenced yard, framed by mature landscaping, and a garden plot — perfect for relaxing, entertaining, or cultivating your own personal oasis. The main floor also offers three comfortable bedrooms, while the lower level welcomes you with a huge family/rec area featuring brand-new carpet (2025), large open shelving, a quiet home office, an updated 2-piece bath, and a spacious laundry area with ample storage. Thoughtful updates — furnace (2017), hot water tank (2021), front window (2023), main-floor windows (2008), shingles (2010), and refreshed plumbing fixtures and some lighting — make this home move-in ready with peace of mind. Walking distance to the Tri-School area, the downtown core, and the Town and Country Centre...minutes from major shopping plaza's, & easy access to main routes in and out of the city. This home offers the perfect balance of convenience, community, and comfort. Photos with furniture have been virtually staged.