



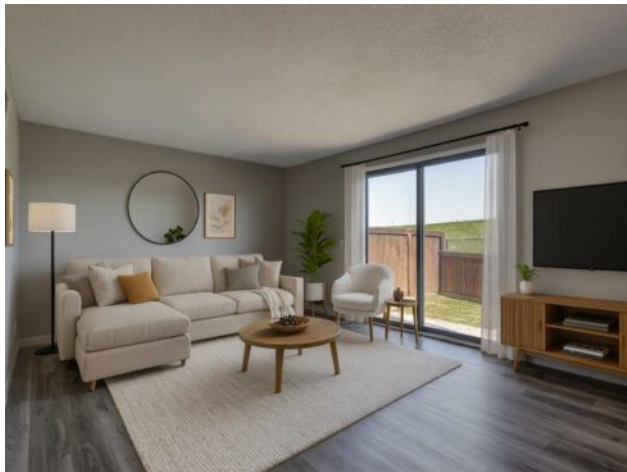
GRASSROOTS
REALTY GROUP

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

402, 700 Allen Street SE
Airdrie, Alberta

MLS # A2253034

\$309,900



Division:	Airdrie Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Other, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: NA

Welcome to this loved and thoughtfully maintained 3-bedroom, 1.5-bath townhome located in the heart of Airdrie Meadows. Offering over 1,770 sqft of total livable space, including an unfinished basement ready for future development, this home is perfect for first-time buyers, downsizers, or investors looking for value and location. Step inside to find freshly updated vinyl plank flooring on the main level, newly painted interior walls, baseboards, and window frames, as well as professionally cleaned carpets upstairs. Even the furnace was serviced and the ducts cleaned in September 2025, giving buyers extra peace of mind. The home's West-facing front exposure welcomes warm morning light into the living room and fills the kitchen with afternoon sun. The kitchen offers plenty of cabinet space, good counter space, and room for a kitchen table...ideal for casual family meals or hosting friends. Upstairs you'll find three well-sized bedrooms and a full 4-piece bathroom, while the basement offers potential for a rec room, gym, office, or extra storage. Enjoy your own fully fenced backyard that backs directly onto a green space with a walking path, offering added privacy and the perfect spot for outdoor activities, pets, or simply relaxing. Two assigned parking stalls are conveniently located just outside your front door. This pet-friendly complex is centrally located within walking distance to schools, shopping, parks, and public transit, with easy access to the highway for quick commuting to Calgary or airport. Available for immediate possession, this is a fantastic opportunity to move into a solid, well-loved home in a great Airdrie location.