



**GRASSROOTS**  
REALTY GROUP

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**1214, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2258706**



**\$250,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Vinyl Windows		

<b>Inclusions:</b>	None
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Welcome to the heart of Downtown Airdrie! Whether you are a first-time buyer, downsizing, or looking for a strong rental investment, this condo is an excellent choice. Location: Within walking distance to downtown Airdrie, schools, parks, playgrounds, quality restaurants, and a shopping plaza just steps away. Your designated parking stall (#2) is located directly beneath the unit window for maximum convenience. The Apartment: This spacious unit offers 908 sq. ft. of living space with 2 bedrooms, 2 full bathrooms, and a balcony with open views. In 2024, the condominium complex underwent upgrades with all windows replaced by new, energy-efficient vinyl units, adding both value and comfort. Inside, the open-concept layout provides excellent sightlines throughout the home. The kitchen offers abundant cabinetry, laminate countertops, a double sink with a large window, and quality appliances. The living room feels both bright and cozy, with plenty of natural light from the balcony doors. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized, with its own closet and access to another 4-piece bathroom. This well-maintained apartment combines comfort, convenience, and location — a must-see opportunity in Downtown Airdrie.