



**GRASSROOTS**  
REALTY GROUP

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**4201, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2260115**



**\$259,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage		

<b>Inclusions:</b>	N/A
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Amazing 2nd Floor Corner Unit! This is the opportunity you've been waiting for—an exceptionally bright and spacious corner unit that rarely comes available! Perfectly situated on the second floor, this home offers both comfort and convenience with a private balcony and secure storage—ideal for relaxing at the end of the day and soaking up the evening sun. Step inside and you'll immediately notice the thoughtfully designed floor plan that maximizes both space and natural light. Offering two generous bedrooms, two full bathrooms, plus a versatile den, this home truly has room for it all—whether you need a quiet home office, cozy reading nook, or an extra space for guests. The primary retreat is a highlight, complete with its own 4-piece en suite and a spacious walk-in closet. This home has a open-concept kitchen, designed with both style and function in mind. It features a raised eating bar, abundant cabinetry, and plenty of counter space—perfect for entertaining friends. The kitchen flows seamlessly into the dining and living areas, where large windows flood the space with sunshine, creating a warm, welcoming atmosphere that you'll love coming home to. Additional features include the convenience of in-suite laundry with extra storage, a titled underground parking stall, and an extra secured storage locker for your seasonal items and treasures. With all major utilities included in the condo fees, you can enjoy stress-free living and incredible value. The location simply can't be beat! Just steps from Fletcher Park, Woodside Golf Course, Sobeys, shopping, public transportation, and a network of walking paths, you'll have everything you need right at your doorstep. Plus, with quick and easy access to Hwy 2, commuting anywhere in or out of the city is a breeze