



GRASSROOTS
REALTY GROUP

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**2101, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2260480



\$280,000

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Kings Heights | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 558 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 361 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | M2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows | | |

Inclusions: Key FOB

Modern open-concept layout, Stylish - quiet +40 condo community - Main floor unit - Easy access! - Ceramic in-floor heating - In-suite air conditioning - One-owner home, well maintained - Updated kitchen with upgraded backsplash & under-cabinet lighting - Large kitchen island, ideal for entertaining - Over-the-range microwave - Pantry with roll-out shelves Quiet, soft-closing cupboard doors and drawers - Spacious bedroom with dual closets - Blackout window coverings plus curtains for comfort & privacy - Bathroom with walk-in shower & built-in shelving - Cozy carpet in bedroom/living areas - Two titled parking stalls: One directly outside deck door — ideal for groceries & easy access. One secure underground stall with extra storage, located right across from stair access - Elevator access for convenience to underground parking, Perfect for couples with two vehicles or a single person with one vehicle and extra parking for family or guests parking beyond 24 hours - Small pets allowed - Barbecue gazebo for outdoor gatherings - Community turf grass area for pets - Card game days in the amenity room - Free amenities room & landscaped private courtyard - No-smoking - Steps to Kingsview Market (groceries, dining, pharmacy, medical) - Close to parks, ponds & amphitheatre - Easy access to Genesis Place recreation complex - Quick commute to Calgary via Highway 2 & Yankee Valley Blvd. Better check this amazing unit out today!