



GRASSROOTS
REALTY GROUP

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

1404, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2269230



\$270,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

The calm, the light, the sense of space. This is top-floor living done right. Sunlight pours through large west-facing windows, highlighting an open floor plan that's all about comfort. The kitchen anchors the space with a large eating bar, perfect for morning coffee or catching up with friends over dinner. From here, the layout opens seamlessly to the living area — bright, inviting, and surrounded by mature trees that give a sense of privacy rarely found in condo living. Step out onto your private balcony and take in the uninterrupted west-facing mountain views — your own little escape from the city below. This home offers two generous bedrooms, two full bathrooms, and a flexible den ideal for a home office, guest room, reading nook, or creative space. The primary suite features a walk-through closet and a private ensuite, while in-suite laundry keeps life simple and efficient. You'll love the details that make everyday living easier — titled heated underground parking, bike storage, a welcoming lobby, and plenty of visitor parking for guests. And then there's the location: steps from the Genesis Centre, East Lake's scenic walking paths, greenspace, and sports fields. You're minutes from shopping, dining, schools, and yes — a Tim Hortons right across the street. With direct access to Highway 2 and public transit nearby, this home keeps you connected to Calgary while offering the comfort of a quiet, established community.