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2315, 700 Willowbrook Road NW Airdrie, Alberta

MLS # A2269609



\$219,800

Willowbrook		
Residential/Lov	w Rise (2-4 stori	es)
Apartment-Sing	gle Level Unit	
905 sq.ft.	Age:	2008 (17 yrs old)
2	Baths:	2
Garage Door C	Opener, Heated (Garage, Parkade, Underground
0.02 Acre		
-		
	Residential/Lor Apartment-Sin 905 sq.ft. 2 Garage Door C	Residential/Low Rise (2-4 storion Apartment-Single Level Unit 905 sq.ft. Age: 2 Baths: Garage Door Opener, Heated Company of the storion of

Heating: Water: Boiler, In Floor Floors: Sewer: Laminate Roof: Condo Fee: \$ 682 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Wood Frame R5 Foundation: **Utilities:**

Features: Kitchen Island, Open Floorplan

Inclusions:

NΑ

Welcome to this sprawling and stylish condo in the desirable Crown Shores complex — offering exceptional value with over 900 square feet of bright, open living space. This unique home is far from the typical "cookie-cutter" layout, featuring an inviting and functional one-bedroom plus den design. The spacious den easily serves as a second bedroom, guest room, or home office, making it perfect for flexible living. The open-concept main area is highlighted by laminate flooring with in-floor heating—no bulky registers here—and hot water on demand powered by a new boiler system, ensuring year-round comfort and efficiency. The large balcony provides plenty of room for outdoor seating or a cozy patio setup, ideal for relaxing or entertaining. The primary bedroom includes a full ensuite bathroom and generous closet space, while a second full washroom adds extra convenience for guests. You'll also enjoy in-suite laundry, a titled underground parking stall, and peace of mind knowing the building has a healthy reserve fund. Crown Shores is known for its quiet, well-maintained environment and excellent location close to shopping, parks, and amenities. This condo truly combines great value, smart design, and comfort in one appealing package— perfect for first-time buyers, downsizers, or investors alike.