



**2315, 700 Willowbrook Road NW  
Airdrie, Alberta**

**MLS # A2269609**



**\$189,900**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Off Street, Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, In Floor

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 645

**LLD:** -

**Zoning:** R5

**Utilities:** -

**Inclusions:** NA

Welcome to this sprawling and stylish condo in the desirable Crown Shores complex &mdash; offering exceptional value with over 900 square feet of bright, open living space. This unique home is far from the typical &ldquo;cookie-cutter&rdquo; 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&mdash;no bulky registers here&mdash;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&rsquo;ll also enjoy in-suite laundry, 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&mdash;perfect for first-time buyers, downsizers, or investors alike.