



GRASSROOTS
REALTY GROUP

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**618, 600 Allen Street SE
Airdrie, Alberta**

MLS # A2270456



\$287,500

Division:	Airdrie Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,010 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Plug-In, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	\$ 395
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: N/A

Discover this updated 3-bedroom townhome in the desirable Allenwood Court community of Airdrie. The main floor offers a bright, open feel with a partially opened wall between the kitchen and living room. A custom built-in bookshelf adds warmth and character to the living space, while the kitchen features a new dishwasher and plenty of storage. Upstairs you'll find three comfortable bedrooms and a full bath. The partially developed basement includes painted drywall and a finished bathroom (unpermitted), offering a head start for future completion. Enjoy two assigned parking stalls right in front of the unit, a private fenced yard, and a quiet location close to schools, shopping, parks, downtown Airdrie, and very easy access to the highway. A great opportunity for first-time buyers or investors looking for value and potential.