



**GRASSROOTS**  
REALTY GROUP

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**3101, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2274313**



**\$240,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Leased, Parking Pad, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** Other, Rubber

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 712

**LLD:** -

**Zoning:** DC-7

**Utilities:** -

**Inclusions:** Fridge, electric stove (as-is), built-in dishwasher, microwave hood cover (as-is), stacking washer/dryer, freezer, window coverings, ceiling fans (2), cupboard in pantry, 3 bar stools (with no intrinsic property value)

Welcome to this bright and inviting main-floor condo in Airdrie, well-suited for first-time buyers, downsizers, or anyone seeking low-maintenance living. This thoughtfully designed 2-bedroom, 2-bathroom end unit layout offers ideal separation between the bedrooms, including a primary suite with a walk-through closet and private 4-piece en suite. The open-concept main living area features a practical kitchen breakfast bar, a cozy gas fireplace, plus direct access to your south-facing, fenced patio—perfect for morning coffee or simply enjoying extra privacy. The carpet has just been replaced too, offering a fresh start! You’ll appreciate the convenience of a titled underground parking stall with secure storage, plus on-site visitor parking for guests. (This unit currently enjoys a long-term lease surface parking spot, as well.) Among other benefits, the condo fees include heat, electricity, and water, making budgeting a breeze. A comfortable, functional, and well-located home in a low-rise building close to Airdrie amenities—this one is ready when you are!