



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 (24 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> | -   |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Other, Rubber   | <b>Condo Fee:</b> | \$ 712 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | DC-7   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s) |                   |        |

**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!