



GRASSROOTS
REALTY GROUP

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3101, 604 8 Street SW
Airdrie, Alberta

MLS # A2274313



\$240,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parking Pad, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

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!