



**204, 760 Railway Gate SW  
Airdrie, Alberta**

**MLS # A2274515**



**\$369,900**

**Division:** Downtown

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,254 sq.ft. **Age:** 2003 (23 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Single Garage Attached

**Lot Size:** 0.04 Acre

**Lot Feat:** Interior Lot, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 340

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** DC-9

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

**Inclusions:** N/A

Discover this well-kept 3-bedroom, 2.5-bathroom townhouse in a convenient Airdrie location, complete with an attached single garage. The main floor features a bright, open layout with laminate and tile flooring, along with a kitchen equipped with stainless steel appliances. Upstairs offers three comfortable bedrooms, including a spacious primary suite, plus additional full bathroom and laundry for added convenience. Situated just steps away from a strip mall, parks, and playgrounds, this home offers the perfect blend of comfort and accessibility; ideal for families, first-time buyers, or investors. Move-in ready and a must-see!