



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2274515**



**\$369,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-9
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!