



**2202, 1001 8 Street NW
Airdrie, Alberta**

MLS # A2275378

\$430,000



Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Environmental Reserve		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 409

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: N/A

Welcome to this beautifully maintained townhouse ideally located across from scenic pathways and an Environmental Reserve, offering a peaceful setting with everyday convenience. Step inside to a warm and inviting main level featuring hardwood flooring throughout, a comfortable living room with a gas fireplace, and a well-appointed kitchen designed for both function and style. The kitchen showcases granite countertops, stainless steel appliances with a gas stove, abundant cabinetry, and a pantry, while the generous dining area easily accommodates a full-size table—perfect for hosting and family meals. Upstairs, the layout is both practical and spacious. The primary bedroom features his-and-hers closets and a private ensuite with a soaker tub and separate shower. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry complete this level. The lower level offers three large sunshine windows and excellent potential for future development. The basement is partially finished and already framed with a half bath installed, making it easy to complete the space as a home office, gym, or recreation area. Additional highlights include a new high-efficiency furnace, three ceiling fans, and a double attached garage with a tiled floor and interior water tap—ideal for easy clean-ups and added convenience. Pet-friendly with board approval (restrictions apply), this well-located and thoughtfully designed home is a fantastic opportunity to enjoy comfort, space, and access to nature—all in one place.