

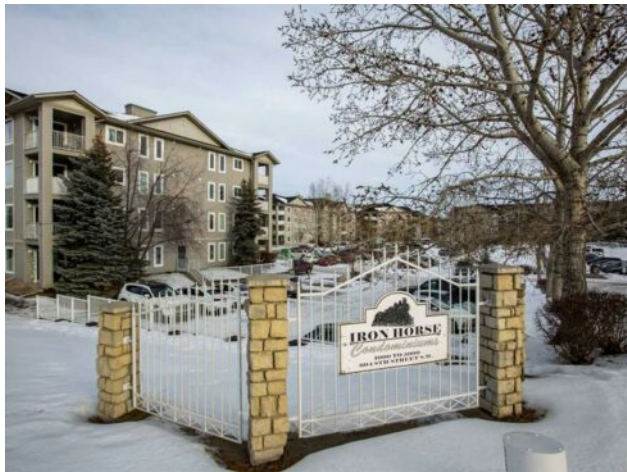


GRASSROOTS
REALTY GROUP

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3207, 604 8 Street SW
Airdrie, Alberta

MLS # A2276201



\$294,000

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,050 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 729
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

Great location and the largest floor plan in the complex. This 2 bedroom 2 full bathroom unit on the 2nd floor is stunning. Condo fees include ALL UTILITIES. This 1,050 sq ft open concept unit feels very spacious and features a massive west facing patio, suitable for a BBQ, garden beds, or hosting. The large kitchen has great storage, counter space and brand new flooring (renovated Nov 2025) and premium SS appliances. Both bedrooms are a great size. The primary bedroom has a walk through closet leading to a 4pc ensuite bathroom. The 2nd bedroom also has a 4pc bathroom just next to the entrance and 2 large closets for extra storage space. This unit comes with a full laundry room with a brand new washer and dryer (replaced Sep 2025) and a ton of extra storage. Includes a titled underground, heated parking stall. This well-managed and quiet complex has some of the best visitor parking in Airdrie. Located in a very central part of the city, close to schools and shopping with easy access to the highway for those who commute. Book your showing today!