



GRASSROOTS
REALTY GROUP

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**702, 760 Railway Gate SW
Airdrie, Alberta**

MLS # A2276249



\$349,900

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 335
LLD:	-
Zoning:	DC-9
Utilities:	-

Inclusions: n/a

Experience Modern Living & Point by Point Property Type: Beautifully maintained 3-bedroom townhome Bathrooms: 2.5 baths for added comfort and convenience Flooring: Stunning maple laminate flooring throughout the main level Living Area: Cozy corner gas fireplace, perfect for relaxing evenings Kitchen: Stylish kitchen with sleek black appliances and microwave hood fan Layout: Open-concept design flowing seamlessly between kitchen, dining, and living areas Bedrooms: Three spacious bedrooms upstairs Primary Suite: Features a walk-in closet and a private 3-piece ensuite New Upgrade: Brand-new carpet installed in October 2025 Outdoor Space: South-facing rear deck with patio doors—ideal for BBQs and morning coffee Parking: Single attached garage Condition: Clean, move-in ready interior Community: Located in the desirable, family-friendly Railside community of Airdrie Nearby Amenities: Parks, walking paths, schools, shopping, restaurants, and daily essentials Commuter Friendly: Quick access to QEII Highway and downtown Airdrie Lifestyle: Safe, welcoming neighborhood with a perfect blend of comfort, style, and convenience Address: #702 & 760 Railway Gate SW, Airdrie