



**516 2 Avenue NE**  
**Airdrie, Alberta**

**MLS # A2278819**



**\$485,000**

<b>Division:</b>	Old Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		
<b>Inclusions:</b>	none		

**INVESTORS ALERT!!!!** Welcome to Old Town Airdrie—a prime location adjacent to the Service Commercial District (CS) that offers real opportunity for developers and savvy buyers. This property sits on a 75 x 120ft lot that could be used in a multitude of different ways for future development, or kept intact as a move-in ready home with a live/work setup. The current improvements consist of a fully developed 1,078 sq ft air-conditioned bungalow that has been extensively upgraded inside and out. On the main level you'll find two bedrooms with California closets, a large office/den with built-in shelving, and an open-concept kitchen and dining area featuring, SS appliances, a gas stove & granite countertops and a breakfast bar. The front entrance opens to a bright living room with a fully operational brick fireplace and gas lighter, adding both ambiance and warmth. The master bedroom opens directly onto a huge deck, perfect for outdoor entertaining. The main level also includes a fully updated four-piece bath. The lower level is fully developed with an additional bedroom, a three-piece bath, laundry, and a spacious games or family room that includes an efficient firebox-style insert for cozy winter nights. Parking is ample, with space for six vehicles and an oversized single-car garage/shop that provides flexible space for a home office, studio, or small business operations. This is a rare blend of residential comfort with instant live/work potential in a walkable, revitalizing neighborhood. From an investment perspective, the property's CS zoning and subdivision potential into three lots offer multiple exit strategies: you can subdivide for sale as individual parcels, assemble for a larger development, or maintain a single-site live/work configuration with ongoing cash flow. Old Town Airdrie benefits from high visibility and easy access to major corridors, services,

and amenities, making it attractive for both tenants and buyers seeking convenience and character. The neighborhood offers a mix of local shops, dining, parks, schools, and transit options that support sustained demand for versatile spaces. Note - some of the pictures are virtually staged.