



**2321, 700 Willowbrook Road NW  
Airdrie, Alberta**

**MLS # A2279773**



**\$229,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Willowbrook                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 915 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, See Remarks       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 682 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame          | <b>Zoning:</b>    | R5     |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, See Remarks |                   |        |

**Inclusions:** N/A

Create the simplified lifestyle of your dreams in this move-in-ready, 912 sq ft, 2-bedroom condo. From the moment you enter, the efficient and functional layout stands out. A spacious entry with coat closet and pantry leads into the kitchen, featuring ample cabinetry and counter space for cooking or ordering in. The central island with raised-bar seating is the heart of the space—perfect for casual meals or conversation. The open-concept living area offers flexibility for dining, lounging, reading, or a home office, all enhanced by large windows that flood the space with natural light and showcase expansive views. Step outside onto your private balcony—ideal for a bistro table and chairs to enjoy the day. A versatile flex room easily serves as a second bedroom, office, gym, or tv/entertainment space. Nearby is a 3-piece bathroom with convenient in-suite laundry. Tucked away for privacy, the spacious primary suite features an oversized bedroom with room for a king-sized bed, a large walk-in closet with additional storage, a second two-door closet with shelving, and a private 4-piece ensuite. This condo offers exceptional storage throughout, making it easy to keep an organized home. Fresh paint and new top-down/bottom-up window coverings complete the interior. Additional features include in-floor radiant heating and hot water on demand. The unit includes one titled heated underground parking stall and has one outdoor stall, plus ample visitor parking. Located in a well-managed, pet-friendly complex with a well-funded reserve fund. The condo fees include heat, water, snow removal, landscaping, and professional management. Conveniently close to shopping, restaurants, schools, transit, and major routes. Enjoy nearby amenities such as Bert Church Live Theatre, Genesis Place, Nose Creek Park, walking trails, and community activities. Call your favorite REALTOR&reg;

to book your showing.