



1214, 604 8 Street SW
Airdrie, Alberta

MLS # A2280455



\$229,800

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 908 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 590 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC-7 |
| Foundation: | - | Utilities: | - |
| Features: | Pantry, Vinyl Windows | | |

Inclusions: None

Welcome to the heart of Downtown Airdrie! Whether you are a first-time buyer, downsizing, or looking for a strong rental investment, this condo is an excellent choice. Location: Within walking distance to downtown Airdrie, schools, parks, playgrounds, quality restaurants, and a shopping plaza just steps away. Your designated parking stall (#2) is located directly beneath the unit window for maximum convenience. The Apartment: This spacious unit offers 908 sq. ft. of living space with 2 bedrooms, 2 full bathrooms, and a balcony with open views. In 2024, the condominium complex underwent upgrades with all windows replaced by new, energy-efficient vinyl units, adding both value and comfort. Inside, the open-concept layout provides excellent sightlines throughout the home. The kitchen offers abundant cabinetry, laminate countertops, a double sink with a large window, and quality appliances. The living room feels both bright and cozy, with plenty of natural light from the balcony doors. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized, with its own closet and access to another 4-piece bathroom. This well-maintained apartment combines comfort, convenience, and location — a must-see opportunity in Downtown Airdrie.