



**GRASSROOTS**  
REALTY GROUP

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**1515, 2400 Ravenswood View SE  
Airdrie, Alberta**

**MLS # A2284164**



**\$329,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** OTR Microwave Hood Fan, A/C

Open House -- Sunday Feb 8, 12-2 (come see it before the Superbowl) & Sunday Feb 15, 1-3 -- Welcome to Ravenswood - quiet streets, parks and pathways, and close proximity to shopping, dining, schools. This lovingly maintained 2-bedroom, 1.5 bath townhome is ideal for downsizing, first-time buyers, or investors. This home has an attractive open concept layout and a quaint private backyard. The bright main floor flows from the living area to the dining space and kitchen. The kitchen features trendy rich cabinetry, quartz counters, an electric stove, dishwasher, and microwave hood fan, plus plenty of counter space for cooking and entertaining. Don't forget about the adorable half bath. Upstairs, you'll find two HUGE bedrooms. The Primary has room for your King Bed, lots of Furniture and Workout Equipment. The Main Bath is a cheater suite flowing to the WIC and Primary Bedroom. Additional storage can be found in the attic with a pull down staircase allowing access. Fresh paint throughout, Air Conditioning and upper floor laundry make this home a dream! Enjoy your fenced backyard, perfect for BBQs, gardening, or watching your children play. This property includes a dedicated parking stall. Condo fees include snow removal, landscaping, and insurance. 2 pets allowed. Make it yours today!