



GRASSROOTS
REALTY GROUP

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120 Creek Gardens Place NW
Airdrie, Alberta

MLS # A2285389



\$500,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	864 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: Shed

Welcome to 120 Creek Gardens Place NW in Airdrie, a well maintained and updated property offering excellent value for both homeowners and investors. This home features recent upgrades including an updated roof, central air conditioning, newer flooring, fresh paint, and modern lighting, creating a clean and move in ready feel throughout. The main level offers a functional layout with a bright living room, kitchen and dining area, two bedrooms, and a full bathroom, while the fully developed basement includes an additional bedroom, full bathroom, kitchen, spacious recreation area, and separate laundry. The property is currently illegally suited and operates as a cash flowing investment property, offering strong rental potential and flexibility for extended family use. Additional highlights include a single attached garage, driveway parking, and a quiet location close to schools, parks, shopping, and transit, making this a solid opportunity for investors or buyers seeking long term value and upside.