



2303, 1001 8 Street NW
Airdrie, Alberta

MLS # A2286399



\$419,900

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry		

Inclusions: Blinds (as is)

Welcome to this beautifully maintained 3 bedroom townhouse, perfectly positioned across from scenic pathways and an Environmental Reserve—offering a peaceful, nature-filled setting with everyday convenience. The inviting main level features durable, high-quality laminate flooring, a cozy living room with a gas fireplace, and a chef-inspired kitchen designed for both style and function. Enjoy granite countertops, stainless steel appliances with a gas stove, ample cabinetry, a pantry, and a spacious dining area ideal for family meals or entertaining. Upstairs, the thoughtful layout includes a generous primary bedroom with his-and-hers closets and its own ensuite complete with a soaker tub and separate shower. Plus two additional bedrooms, a full 4-piece bathroom, and convenient upper-level laundry round out the floor. The unfinished basement offers a roughed-in bathroom and endless potential to customize to your needs. Pet-friendly with board approval (restrictions apply), this well-located home delivers comfort, space, and easy access to nature—an opportunity not to be missed. Book your showing today!