



**2303, 1001 8 Street NW**  
**Airdrie, Alberta**

**MLS # A2286399**



**\$419,900**

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

|                    |                                       |                   |        |
|--------------------|---------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | \$ 408 |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!