



**2101, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2289742



\$262,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Key FOB

Want to have everything at your doorstep? Groceries, medical, restaurants, fitness, even massage! "Right-size" into this absolute GEM! Modern open-concept layout, Stylish - quiet +55 condo community - Main floor unit - Easy access for moving and getting to the grocery store! - Ceramic in-floor heating - In-suite air conditioning - One-owner home, well maintained - Updated kitchen with upgraded backsplash & under-cabinet lighting - Large kitchen island, ideal for entertaining - Over-the-range microwave - Pantry with roll-out shelves Quiet, soft-closing cupboard doors and drawers - Spacious bedroom with dual closets - Blackout window coverings plus curtains for comfort & privacy - Bathroom with walk-in shower & built-in shelving - Cozy carpet in bedroom/living areas -TWO PARKING STALLS: One directly outside patio door — ideal for groceries & easy access. One secure underground stall with extra storage, located right across from stair access - Elevator access for convenience to underground parking, Perfect for couples with two vehicles or a single person with one vehicle and extra parking for family or guests parking beyond 24 hours - Small pets allowed - Barbecue gazebo for outdoor gatherings - Community turf grass area for pets to enjoy - Card game days in the amenity room - amenities room & landscaped private courtyard - No-smoking - Steps to Kingsview Market (groceries, dining, pharmacy, medical) - Close to parks, ponds & amphitheatre - Easy access to Genesis Place recreation complex - Quick commute to Calgary via Highway 2 & Yankee Valley Blvd. Come see it today!