



**1105, 10 Market Boulevard SE  
Airdrie, Alberta**

**MLS # A2290221**



**\$399,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** None

Welcome to The Chateaux at 10 Market Boulevard &ndash; Airdrie&rsquo;s premier 55+ condominium community where luxury and convenience meet. This beautifully appointed ground-floor unit offers 2 spacious bedrooms, each featuring walk-in closets with custom organizers, providing exceptional storage. The primary ensuite showcases dual sinks and a walk-in shower, while the main bathroom features a relaxing soaker tub&mdash;perfect for unwinding. The thoughtfully designed kitchen and living areas feature quartz countertops, durable vinyl flooring, ample cabinetry, a pantry, and a convenient broom closet. High-end top-down/bottom-up blinds allow natural light to fill the space while maintaining privacy. Step outside to your private ground-floor deck with glass railing and gas BBQ hookup, offering easy access directly into your home. Additional highlights include: &bull; Titled underground parking stall, conveniently located near the elevator entrance &bull; Storage unit on the wall of this parking spot that you can lock up &bull; Large walk-in closets with built-in organizers &bull; Ample visitor parking Residents of The Chateaux enjoy exceptional amenities including a beautifully landscaped courtyard with a gas fireplace, a bookable amenity room for private gatherings, and a secure workshop located in the underground parkade. Ideally situated close to shopping, banking, restaurants, and medical offices, this home offers comfort, convenience, and community living. Simply book your showing and discover the lifestyle waiting for you at The Chateaux.