



**1301, 2400 Ravenswood View SE
Airdrie, Alberta**

MLS # A2291179



\$349,900

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|------------------|---|---------------|-------------------|
| Division: | Ravenswood | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,249 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Parking Lot, Paved, Stall, Titled | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, No Back Lane | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 299 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: none

Welcome to this beautifully designed end-unit townhome that perfectly blends comfort, style, and privacy. With TWO parking stalls, a bright open-concept layout, and no rear neighbors, this home offers the space and tranquility you've been looking for. Step inside to a welcoming main floor featuring an open floor plan ideal for both everyday living and entertaining. The modern kitchen is a standout with granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas for effortless gatherings. Upstairs, you'll find a rare and highly desirable layout with two spacious primary bedrooms, each complete with its own 4-piece ensuite bathroom—perfect for roommates, guests, or family members who appreciate their own private retreat. The partially finished basement offers flexible space for a home office, gym, media room, or future development to suit your needs. Downstairs also provides additional storage options. Outside, enjoy a fully fenced yard backing onto open space with no rear neighbors, giving you added privacy and a great place to relax, garden, or let pets play. Highlights include: Desirable end-unit location with extra natural light Two parking stalls Open-concept main floor Granite counters & stainless steel appliances Two primary bedrooms with private 4-piece ensuites Partially finished basement with versatile space Fenced yard with no back neighbors for added privacy This home offers the perfect combination of modern features, functional layout, and low-maintenance living—ideal for first-time buyers, downsizers, or investors alike.