



1206 Allen Street SE
Airdrie, Alberta

MLS # A2292868



\$405,000

Division:	Airdrie Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	820 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Private		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Vinyl Windows		

Inclusions: In basement is a 2nd stove & fridge

PRICE DROP ALERT; from \$430,000 to \$405,000 Located in the vibrant and walkable community of Airdrie Meadows, this home is just steps away from countless amenities. Enjoy being within walking distance to the public library, shopping, restaurants, cafés, schools, playgrounds, and more. Commuting is easy with nearby transit access and quick connections to Main Street and Deerfoot Trail. The main floor features two spacious bedrooms, a full bathroom, and a bright living and dining area filled with natural light. The kitchen is well-appointed with stainless steel appliances, including a new dishwasher and microwave hood fan (2024/2025). The basement offers a separate entrance with two additional bedrooms, a laundry area, and an unfinished space ready to be customized to suit your needs. Additional highlights include washer and dryer hookups on the main floor, windows and siding replaced in 2014, and a private, fully fenced backyard. The outdoor space is perfect for entertaining with a gas hookup for summer BBQs and beautiful perennial landscaping.