



103, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2293503



\$239,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Rubber, Shingle	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: Window Air conditioner, storage shelf/cabinet in Laundry room and garage, Shaw cable box and remote.

Welcome to a vibrant and welcoming 60+ community where comfort, connection, and lifestyle come together beautifully. This charming one-bedroom, one-bathroom apartment offers a cozy, low-maintenance living space perfect for reducing your responsibilities, but not your next chapter! An open floorplan tastefully and seamlessly combine the kitchen, dining, and living room, making it easy to cook, clean and relax! Next, step outside to your private south facing patio where community flower beds and a courtyard welcome you! You can spend your evenings relaxing here with your espresso, or go walking nearby on some of Airdrie's finest paths that lead you through nature to all your shopping essentials! This unit also comes with a titled single detached garage that doubles as additional storage for those seasonal items. What truly sets this residence apart is the incredible sense of community. Residents here are known for being friendly, inclusive, and genuinely supportive—creating an environment where neighbors quickly become friends. Whether you're social by nature or not, you'll enjoy being surrounded by positive energy, and you'll feel right at home. The building boasts an impressive array of amenities designed to enrich your daily life. Enjoy creative time in the fully equipped craft room, tackle projects in the wood shop, or stay active in the fitness room. For leisure, there's billiards and shuffleboard, a library and puzzle stations. There are comfortable common areas to relax and connect or even book a gathering in the party room to unite the family or your old crew! Your in-room laundry is supplemented with additional larger free laundry facilities to tackle the bedding and towels, and the \$50/night second floor guest suites make hosting family and friends effortless, and convenient! The condo corporation goes above and beyond to foster

community spirit, hosting a variety of engaging events including group dinners, shuffleboard and crib nights, live "mini" concerts, and even birthday celebrations. There's always something to look forward to! Book a showing today to see what all the fuss is about!