



**2429, 700 Willowbrook Road NW
Airdrie, Alberta**

MLS # A2296314



\$254,888

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,224 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan		

Inclusions: NA

Welcome to one of the largest and rarely available floor plans in the building. This spacious top floor unit offers 1,224 square feet of comfortable living space with an open layout filled with natural light and a generously sized living room that's perfect for relaxing or entertaining. This home features two very spacious bedrooms and two full bathrooms, including a 4 piece ensuite off the primary bedroom. The primary suite also includes a large walk in closet, adding to the overall comfort and storage. You'll also appreciate the convenience of in suite laundry. An added feature is the new heating boiler installed in 2025, providing efficient and reliable in floor heating throughout. Being located on the top floor, this unit offers added privacy with only one neighbour beside you and a desirable position within the building. Step outside to your balcony, the perfect spot to enjoy your morning coffee. Perfectly situated close to shopping, schools, transit, and everyday amenities, this home offers a great balance of space, comfort, and convenience. Ideal for first time buyers, rightsizers, or investors looking for a well located and functional property.