



2332, 700 Willowbrook Road NW  
Airdrie, Alberta

MLS # A2297620



**\$212,700**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Furniture can be included

PET FRIENDLY, 2 BED 2 BATH 2 PARKING SPOTS, Welcome to #2332 &ndash; 700 Willowbrook Road NW&mdash;an ideal opportunity for first-time buyers, downsizers, or investors looking for a move-in ready condo in a highly walkable Airdrie location. Situated on the 3rd floor, this unit offers added privacy, great natural light, and a quiet place to unwind. The open-concept floor plan creates a bright and functional living space, perfect for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, while large windows bring in plenty of natural light throughout the day. Thoughtful upgrades, including real wood doors and trim add warmth and a custom feel that sets this unit apart. The layout is well designed with bedrooms on opposite sides for added privacy. The primary bedroom features its own private 4-piece ensuite, while the second bedroom is conveniently located near the main 4-piece bathroom&mdash;ideal for guests, roommates, or a home office setup. This unit is pet-friendly (with board approval), making it a great option for pet owners, and includes the rare bonus of TWO outdoor parking stalls&mdash;perfect for a second vehicle or guests. Located in the established community of Willowbrook, you&rsquo;re steps to walking paths, greenspace, transit, and minutes to shopping, restaurants, and everyday amenities. Easy access in and out of Airdrie makes commuting simple. No Size/ weight limit on pets If you&rsquo;re looking for a low-maintenance lifestyle with strong value and thoughtful upgrades&mdash;this is one to see. Book your showing today.