



**3110, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2300016**



**\$229,800**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Parkade, Secured, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, Low Mainten		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

HOME SWEET HOME! Calling all savvy investors and home buyers! This is your amazing opportunity in the HEART OF DOWNTOWN AIRDRIE close to main street offering a stylish and spacious condo boasting 2 bedrooms, 2 bathrooms, 838+ move-in ready, beautifully maintained SQFT of living space and the best underground parking stall that's the size of almost 2 stalls. This large condo is well positioned on the scenic side of the building facing Iron Horse Park. Heading inside you will be blown away by the extremely functional, wonderfully laid out open concept floor plan. You will find a bright foyer, formal dining room, an elegant 4 piece bathroom, sun-drenched living room and a chef's kitchen complete with full appliances, ample cabinet and counter space and a peninsula island with a convenient breakfast bar. Completing this unit a great-sized bedroom and the primary retreat with a walk-through closet and fantastic 4 piece ensuite bathroom. Additional highlights include the patio area that's ideal for entertaining, in-suite laundry, lots of storage space inside the unit and the OVERSIZED, UNDERGROUND, HEATED PARKING STALL that is almost the size of 2 stalls. This PET FRIENDLY complex (with board approval) was upgraded in 2024 with all windows replaced by new, energy-efficient vinyl units adding both value and comfort. This unbeatable location is within walking distance to Sobey's, restaurants, medical clinic, gym and downtown, schools, parks and a quick drive to Calgary. This is the investment opportunity you have been searching for, book your private viewing today! Listing features virtual staging.