



**4803, 1001 8 Street NW**  
**Airdrie, Alberta**

**MLS # A2300527**



**\$412,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings		

**Inclusions:** na

Thinking of moving to the Calgary area, downsizing, or buying your first home? This fully finished 3-bedroom townhouse in Williamstown, Airdrie is the perfect fit &ndash; a loved, pet-friendly home in one of Airdrie's most popular family communities, with parks, ponds, walking paths, and schools just steps away, plus an easy commute to Calgary with quick access to QE2 and transit. Inside, you'll love the bright 9' ceilings, open living room, and spacious eat-in kitchen featuring a clever kitchen table with built-in storage and a built-in bench &ndash; a smart, stylish solution for extra seating and everyday organization. The sunny primary bedroom offers a walk-in closet, with two additional bedrooms and a 4-piece bath completing the upper level, giving you plenty of comfortable space for family, guests, or a home office. The fully finished basement is amazing &ndash; a large, cozy rec room plus flexible space that works beautifully as a man cave, media room, gym, playroom, or office, along with excellent storage that helps keep the rest of the home tidy. Pet-friendly and truly "pet-tested," this home has been happily lived in by pet owners, with a layout and location that work wonderfully for dogs and cats, immediate access to green space and walking paths out back, and no neighbors directly behind you &ndash; just peaceful views. The seller prefers a flexible fall/September possession, giving you built-in breathing room to sell your current home, finish out a lease, or plan a smooth relocation &ndash; secure your home now and enjoy a relaxed, well-timed move to Airdrie this fall.