



**215, 101 Big Hill Way SE
Airdrie, Alberta**

MLS # A2300921



\$174,900

Division:	Big Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: coat hooks in den, medicine cabinet

This updated 1-bedroom plus den, 1-bathroom apartment at 101 Big Hill Way offers a move-in-ready opportunity for homeowners or investors. The unit was refreshed in 2023 with new laminate flooring, lighting, fresh paint, and updated kitchen countertops and backsplash. The functional layout features a dedicated dining area, a flex/office/storage space at the entry, and a spacious primary bedroom that easily accommodates king-sized furniture. Enjoy natural cooling year-round thanks to the north-facing position. This pet-friendly home includes a parking stall directly outside the main door and ample visitor parking. Located in Big Springs, you are steps from walking paths and green spaces, and within 5 minutes of Genesis Place recreation centre, No Frills, local cafes, and the West Airdrie overpass. Schools, including Bert Church High and R.J. Hawkey Elementary, are within easy walking distance.