



**1002, 1001 8 Street NW**  
**Airdrie, Alberta**

**MLS # A2301370**



**\$349,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** na

**OPEN HOUSE THIS SUNDAY 3:00PM TO 5:00 PM** Exceptional value in this stylish and well-maintained townhome offering 1,749 sq ft of total finished living space, including a fully finished basement. The bright and open main floor features large windows that bring in plenty of natural light, creating a warm and inviting atmosphere. The spacious living room flows nicely through the main level, making it ideal for everyday living and entertaining. The kitchen offers plenty of counter space, stainless steel appliances, shaker-style cabinetry, and a walk-in pantry for extra storage. The adjoining dining area is perfect for family meals and gatherings, while a convenient 2-piece bathroom completes the main floor. Step outside to the back deck, perfect for summer barbecues and outdoor relaxation. Upstairs you will find a spacious primary bedroom with a large closet, along with two additional bedrooms and a 4-piece bathroom. The finished basement adds great extra space with a recreation room, 3-piece bathroom, and laundry area, making it ideal for kids, guests, or a media room. The complex offers one assigned parking stall plus additional common stalls available on a first-come, first-serve basis. A Club House is also available for gatherings and resident use. Located in the desirable community of Williamstown, you are just a 12-minute walk to Heron's Cross Elementary School and steps from the 60-acre Williamstown environmental reserve with parks, ponds, playgrounds, pedestrian bridges, and scenic walking trails along Nose Creek. Well-managed and pet-friendly complex allowing up to two pets per unit, offering comfortable low-maintenance living.