



**218 Centre Avenue W
Airdrie, Alberta**

MLS # A2305162



\$399,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 713
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Murphy Bed

Welcome to 60+ adult living at Fletcher Village in Old Town Airdrie! This spacious, bright, and open 2-bedroom condo offers comfort, convenience, and a strong sense of community. Enjoy the inviting front porch, perfect for relaxing in the shade, along with a front-attached insulated garage and an extra-long driveway that provides ample parking for you and your guests. Inside, the home features extensive hardwood flooring and a large kitchen with a generous peninsula and added pantry storage with a built-in spice rack. The open-concept living room is highlighted by vaulted ceilings and a cozy gas fireplace—an ideal space to unwind on cool Alberta evenings. A practical and well-designed laundry/mud room offers additional storage and provides convenient direct access to the attached garage—perfect for everyday ease and seasonal transitions. Just a few steps away, the primary bedroom includes a large walk-in closet and easy access to a well-appointed bathroom featuring a spacious walk-in shower with a built-in seat. The second bedroom is versatile, complete with a Murphy bed—perfect for guests or a home office/den. Step out the back door to your private patio space, and take advantage of the nearby community amenities just across the parking lot. Residents enjoy access to a common area featuring games, craft rooms, a woodworking shop, and more—encouraging an active and social lifestyle. A wonderful opportunity to enjoy comfortable, low-maintenance living in a welcoming 60+ community!