



1308, 604 8th Street SW
Airdrie, Alberta

MLS # A2135361



\$244,000

Division:	Airdrie		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	505 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Shelving and cabinets in living room and Ikea shoe cabinet in entry way, closet built in , building Fob (1) Unit key (1) Mail box key (1)

Extremely functional 1 bed 1 bath unit is the perfect pairing of lock up and go with convenient and comfortable living all done in style! Functionality is optimized in this unit from the BUILT IN MURPHY BED to the built ins throughout including in the living/dinning space allowing for the possibility of minimalist day to day living without sacrificing the option of hosting and entertaining. An open concept living room to dinning area featuring built ins that can be multi purposed as a desk/office space, crafting area, homework station, additional buffet/serving area, coffee station or bar area, with a dinning space large enough to host a 6-person table adjacent to the tv rec space/ living room which can be seamlessly turned into a guest area with the lightweight and easy to use built in Murphy bed. Spacious primary bedroom can host proper bedroom sized furniture and for additional functionality there are built ins in the closet. Spacious 4-piece bathroom nicely updated, and the unit also features a gorgeously updated kitchen assembled with best use of space in mind. INSUITE LAUNDRY located in the well-appointed storage room and a large private and bright balcony a great space to kick back and relax on those summer days. Not to mention this condo is conveniently located close to the elevator and comes complete with a surface parking spot, and LOW CONDO FEES OF 323/MONTH THAT INCLUDE ALL UTILITIES (electricity, heat, sewer and water), Common Area Maintenance, Insurance, Maintenance of Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, AND Trash) Very well maintained complex with ample parking and located with close access in and out of the community as well as close proximity to schools, parks, shopping including groceries and more. The perfect property for someone who appreciates a stylish functional minimalistic

low maintenance lifestyle, great opportunity for the first-time buyer (s), someone looking to downsize and for investors. Please Note the Photos are from previous listing.