



3110, 604 8 Street SW
Airdrie, Alberta

MLS # A2141912



\$299,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	840 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove-Electric, Dishwasher-Built-In, Washer, Dryer, Microwave

INCOME PROPERTY! Well-positioned large 2 bedroom, 2 full bathroom condo unit on the scenic side of the building looking towards Iron Horse Park. This is the 3000 building at the back of the complex on the East side . The master bedroom includes a walk-through closet and private bath. Secondary bedroom is on the other side of the unit, providing optimal privacy with adjacent second full bathroom, perfect for family or guests. In-suite laundry included. Property includes secure, heated, one titled, oversized underground parking stall. Conveniently located within walking distance to Sobey's, restaurants, medical clinic, gym and downtown. Purchaser must assume Fixed term tenancy lease till June 30, 2025