



1409, 604 8 Street SW
Airdrie, Alberta

MLS # A2145163



\$265,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	848 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Welcome to this TOP FLOOR CORNER UNIT that is close to the Elevator and has a West Facing Balcony. This Condo has been FRESHLY PAINTED and has 2 Bedrooms and 1 Bathroom with a door to the Primary Bedroom for ease of use. The Condo has a Spacious Living Room, Kitchen with Oak Cabinetry that is in great condition, and has in-suite Laundry. The West Facing Deck has a lot of mature trees making the space quite private. This Condo Complex is very well managed and has a healthy Reserve Fund. The Condo fees of \$544.00/mo include all utilities - you pay for cable and internet. There is one outside stall included #285. This is a great opportunity for those wanting to be Top Floor and close to the elevator. Close to Shopping, Dining, and Transportation. It is a great Investment and place to call home. No dogs allowed but 2 cats are ok. Come and see this one before it is gone. Ensure to watch the video on MLS or Realtor.ca and Let's work a deal.