



1329, 2370 Bayside Road SW
Airdrie, Alberta

MLS # A2155707



\$310,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bayside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 882 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 450 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | R3 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: n/a

Welcome to this beautiful top floor home with an incredible list of upgrades in The Breeze in Bayside, arguably Airdrie's most sought-after apartment building with an AMAZING LOCATION. This complex is nestled along the water canals, walking paths, and green spaces, and features a playground and outdoor skating rink across the street. It is conveniently located close to Nose Creek Elementary, WH Croxford High School, St. Martin De Porres French Immersion High School, and is just steps from the Bayside commercial district, home to local favourites such as Sorso Wine & Coffee Bar, Tequila & Tacos, and Thai Charm. This 2 bedroom, 2 full bathroom unit, freshly painted with updated flooring and window coverings, shows 10/10 with an excellent layout. The home includes a titled underground parking stall and storage. Upon entry, you are greeted with an open concept floor plan that connects the kitchen and breakfast bar, featuring beautiful upgrades including granite countertops, stainless steel appliances, backsplash, sink, and faucet. Adjacent is a well-laid-out living room with a custom-built Bio Flame ventless fireplace and access to a large sunny oversized balcony with a wind barrier, overlooking the canals across the complex. Down the hall, you'll find 2 bedrooms and 2 full bathrooms, including the master bedroom retreat with direct access to the balcony (both balcony doors are upgraded with phantom screens), a walk-in/through closet with custom built-ins, and an ensuite bathroom boasting a new granite countertop, sink, toilet, faucet, and backsplash. The second bathroom is similarly upgraded. The unit also features a well-laid-out in-suite laundry room. The complex offers a recreation room, security cameras, and is PET FRIENDLY. This is a well-maintained complex with the best location in Airdrie, where units rarely come up for sale, and it's completely updated!