



**2309, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2156066**



**\$282,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Quartz Counters, Track Lighting, Vinyl Windows		

**Inclusions:** none

Updated 3rd Floor Condo with 2 bedrooms and 2 bathrooms and an underground, titled, heated parking spot! Welcome to this beautifully updated 3rd floor condo, offering a perfect blend of modern amenities and comfortable living. The condo fees include heat, water, electricity, reserve fund savings, professional management, maintenance and common area upkeep &ndash; bonus! This spacious unit features an open floor plan with plenty of natural light, making it an inviting space to call home. The 2 bedrooms are located on opposite sides of the condo for added privacy. The open floor plan is ideal for entertaining and everyday living. New Quartz Countertops have been installed in the kitchen and both bathrooms. Ample storage space can be found throughout the unit. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. Modern electrical upgrades include new GFCI switches, tamper proof plugs, rocker switches & nylon faceplates. Laminate flooring has been installed throughout the bedrooms, dining room, living room, and hallways. Along with all of the new quartz countertops, new sinks, faucets and water shut off valves have been installed. This unit has been freshly painted throughout, including walls, trim & doors. Convenient in suite laundry is located in its own storage room. Enjoy cozy winter nights beside the corner gas fireplace, adding warmth and charm to the living area. Sit on your large deck overlooking the serene, treed courtyard. Want to have guests? Don't worry, this complex comes with an abundance of visitor parking. The building's elevator allows for easy access to all floors, including the underground parking stall. Within the last 5 years, the building updates included balcony floor resurfacing, new windows and patio doors (that include enhanced locking systems & frames), roof and siding replacement,

and the common areas have been painted and have had the carpets replaced. These significant updates help to ensure a comfortable and modern living environment. The neighbourhood provides so many amenities, in close proximity, such as walking paths, shopping & groceries, medical offices, restaurants, coffeeshops, schools & parks. Don't miss the opportunity to make this stunning condo your new home!