



402, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2190614



\$225,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	629 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

Inclusions: Dishwasher, Stove, Hood-fan, Fridge, Microwave, Stacked Washer/Dryer, Wall/Window Air Conditioner

Visit REALTOR® website for additional information. If you've lived in Airdrie for any length of time, you will soon know that Fletcher Village has always been a respected & popular choice for retirement complexes (60+). #402 is top flr, so together w the condo architecture, it creates a cute vaulted 1/2 wall in bdrm. Put the sewing table/desk there, the bdrm is THAT BIG. Lg laundry/storage by 4pc bath. Ample counters for baking, plenty of cabinet space for food/sundries & above cabinet space for decor. Cats & dogs & some other OK, must be approved. Endearing space near elevators w balcony. Couches/puzzle area-there are no stacks of contemplation here! 4th flr. fitness room. Grand fireplace just past the lobby w library/pool tables & eating area. \$50/nt guest suite rental, On-site stylist 3 days/wk. Tons of social activities/wk. Kitchen/Private gathering rental avail. Workshop w shop vac etc. Condo Fees incl great value cable pkg. One stall to be assigned to new owner. Immediate poss.