



**13107, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2192864**



**\$235,000**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 257
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, See Remarks		

**Inclusions:** Dining Table & Chairs

This beautifully updated studio style townhome offers a fantastic opportunity for both first-time homebuyers and savvy investors alike. With its modern and functional layout, the studio apartment boasts sleek granite countertops, newly faced cabinets, and durable laminate flooring throughout, providing both style and practicality. The 4-piece bath with in-suite laundry adds convenience and comfort. The private ground-level location means no shared hallways or elevators, offering extra peace of mind and accessibility. Plus, the west-facing patio provides a perfect spot to relax. With low condo fees, pet-friendly policies, and proximity to amenities such as schools, parks, shopping, medical and dining, this condo is an ideal choice for anyone seeking both value and convenience. Plus you're a few steps away from public transportation & the beautiful Chinook Winds Regional Park with ball diamonds, splash park, skate park & ice rink. Don't miss the chance to see this gem before it's gone!