



**GRASSROOTS**  
REALTY GROUP

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**2430, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2199867**



**\$334,900**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Parking Lot, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Built-ins in Den/Office, Wall/TV Unit in Living Room

This immaculate and fully upgraded top-floor condo offers a rare combination of luxury, comfort, and stunning East Lake views. With two spacious bedrooms, two full bathrooms, and an exceptional open-concept layout, this unit is designed for both relaxation and functionality. From the moment you step inside, you'll be captivated by the high-end finishes, including custom California closets throughout, granite countertops, and soft-close cabinetry. The 9-foot ceilings create an airy and expansive feel, while the modern black appliances and stylish decor add a touch of sophistication. The kitchen is both elegant and practical, featuring an eating bar that can comfortably accommodate up to four barstools—perfect for casual meals or entertaining. Flooded with natural light in the mornings, this condo boasts a bright and welcoming ambiance. The living room is a true showpiece, highlighted by massive windows that bathe the space in natural light and provide breathtaking views of the lake and surrounding greenspace. A custom-built entertainment unit offers both storage and style, creating a stunning focal point. From here, step onto the larger of the two private balconies and take in the unobstructed views. Recently installed plush carpeting runs through most of the unit, adding warmth and comfort underfoot. Each bedroom is thoughtfully designed, with the master suite featuring a spacious walk-in closet and an ensuite bathroom for ultimate privacy and convenience. Both bedrooms have their own private balconies, offering serene outdoor retreats. A generous den with custom built-in storage provides an ideal space for a home office or hobby area, while the in-suite stacking laundry makes daily living effortless. The unit includes two parking stalls—one titled underground and another assigned above ground—offering exceptional parking.

convenience. This is a smoke-free home, ensuring a fresh and clean living environment. The location is just as impressive as the unit itself. Situated next to the beautiful East Lake greenspace and sports fields, this home is perfect for those who love the outdoors. A short walk takes you to the renowned Genesis Place Recreation Centre, which offers a fitness center, an indoor pool, gymnasiums, and sports courts. Nearby shopping and dining options ensure that everything you need is within easy reach, while Airdrie's excellent schools make this a fantastic place for families. For commuters, this location provides quick access to Calgary, with convenient public transit options making the journey even easier. Airdrie is known for its friendly community, year-round events, and exceptional amenities, offering a perfect balance between small-town charm and city convenience. Whether you're looking for a peaceful retreat or a vibrant lifestyle, this condo has it all. Don't miss your chance to own this stunning, top-floor unit with unbeatable views. Contact your favorite Realtor today to book your private viewing!