



GRASSROOTS
REALTY GROUP

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**1107, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2208420



\$299,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: BBQ & Murphy Bed

Welcome to effortless living in this sought-after +40 condo community, where comfort, style & convenience come together. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this beautifully designed home has it all! Step into a bright & open-concept space featuring modern vinyl plank flooring, cozy in-floor heating for chilly days & air conditioning to keep you cool all summer. The sleek kitchen is both functional & stylish, stainless steel appliances, quartz countertops, ample cabinetry & under-counter lighting—perfect for cooking & entertaining. The spacious primary bedroom offers a walk-in closet for plenty of storage, while the bathroom provides a relaxing retreat with a deep soaker tub. The versatile den, complete with a Murphy bed, easily transforms into a guest space or home office. In-suite laundry adds to the convenience. Enjoy direct walkout access from your private patio to greenspace—ideal for pet owners to access pathways for walks, or anyone who loves stepping outside for fresh air. The patio also includes a gas line, making summer BBQs a breeze! This well-maintained building offers fantastic amenities, including titled underground parking with a storage unit, a shop vacuum in the garage, a woodworking room & a gathering room with tables, books, microwave etc, for residents to socialize. The beautifully landscaped courtyard with a firepit provides a welcoming space to relax & connect with neighbors. Located just steps from grocery stores, restaurants, medical offices & pharmacies—with easy access to QE2 for effortless commuting—this home is truly in an unbeatable location. Don't miss out on this exceptional opportunity! Book your private viewing today!

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