



**GRASSROOTS**  
REALTY GROUP

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**4107, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2212204**



**\$259,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 712
<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, No Animal Home		

**Inclusions:** None

This desirable main-floor home offers a spacious and functional layout with two exceptionally large bedrooms, including a primary suite with a full ensuite. The well-appointed kitchen features a raised eating bar and opens seamlessly to the dining area and expansive living room—perfect for entertaining. Sliding glass doors lead to an oversized patio, ideal for relaxing or enjoying your morning coffee. Additional features include in-suite laundry and a storage room, and not one, but two parking stalls—a heated underground stall and an additional assigned outdoor stall. Located just minutes from shopping, restaurants, downtown, and more, this home offers unbeatable convenience in a sought-after location. Dogs are not allowed in this complex. Condo fees include electricity, heat, water and sewer.