

131, 55 Fairways Drive NW
Airdrie, Alberta

MLS # A2213910



\$425,000

Division:	Fairways		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,106 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind		
Heating:	Forced Air, Natural Gas		
Floors:	Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Wood Frame		
Foundation:	Poured Concrete		
Features:	No Animal Home, No Smoking Home		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 347		
LLD:	-		
Zoning:	R2-T		
Utilities:	-		

Inclusions: NA

Charming Bi-Level Condo with Attached Garage in the Desirable Fairways Community! Welcome to your perfect starter home—a beautifully maintained bi-level condo offering comfort, space, and convenience in one of the most sought-after neighborhoods! Step into a bright and functional kitchen featuring plenty of cabinet and counter space, a cozy dining nook, and three included appliances—perfect for easy meal prep and entertaining. The open-concept living room boasts a warm corner gas fireplace and elegant French doors that lead to your private deck—ideal for relaxing evenings or weekend BBQs. Upstairs, enjoy your own private retreat in the spacious primary suite, complete with a walk-in closet and a full 4-piece ensuite—a true escape at the end of the day. The fully developed basement adds even more living space, featuring a large family room with a second fireplace, a generous second bedroom, another full bathroom, and a versatile den that could easily be converted into a third bedroom or home office. Plus, there's a convenient laundry room with washer and dryer included, and ample storage throughout. Located in a family-friendly area, you're close to great schools, parks, shopping, and all essential amenities.