

**1212, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2271015**

**\$237,500**



<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	846 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Stall	
<b>Lot Size:</b>	0.02 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

This exceptionally clean condo offers a welcoming layout from the moment you step inside. The entry opens into a spacious, open-concept living room featuring a cozy fireplace and direct access to the balcony, perfect for relaxing. The modern kitchen is bright and functional, complete with white cabinetry, roll-out drawers, generous counter space, and tile flooring. It connects easily to the dining area, which comfortably fits a dining table. The primary bedroom is a great size and includes a walk-in closet and private ensuite. The second bedroom works well for guests, family, or a home office. The main bathroom includes an accessible walk-in style tub/shower conversion designed for ease and safety. Tile flooring runs through the kitchen and bathrooms, with vinyl plank flooring throughout the rest of the home for a clean, updated look. A full laundry room adds everyday convenience, equipped with a full-size washer and dryer plus ample storage. Recent updates include newer windows and a newer patio door, and the assigned parking stall is located right at the front entrance for quick access. Set in the heart of Airdrie, this condo is close to shops, pathways, and parks giving you a comfortable low-maintenance living in a prime area of the city.