

**3101, 604 8 Street SW
Airdrie, Alberta**

MLS # A2274313

\$240,000



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parking Pad, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Other, Rubber	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Fridge, electric stove (as-is), built-in dishwasher, microwave hood cover (as-is), stacking washer/dryer, freezer, window coverings, ceiling fans (2), cupboard in pantry, 3 bar stools (with no intrinsic property value)

Welcome to this bright and inviting main-floor condo in Airdrie, well-suited for first-time buyers, downsizers, or anyone seeking low-maintenance living. This thoughtfully designed 2-bedroom, 2-bathroom end unit layout offers ideal separation between the bedrooms, including a primary suite with a walk-through closet and private 4-piece en suite. The open-concept main living area features a practical kitchen breakfast bar, a cozy gas fireplace, plus direct access to your south-facing, fenced patio—perfect for morning coffee or simply enjoying extra privacy. The carpet has just been replaced too, offering a fresh start! You'll appreciate the convenience of a titled underground parking stall with secure storage, plus on-site visitor parking for guests. (This unit currently enjoys a long-term lease surface parking spot, as well.) Among other benefits, the condo fees include heat, electricity, and water, making budgeting a breeze. A comfortable, functional, and well-located home in a low-rise building close to Airdrie amenities—this one is ready when you are!