

**204, 760 Railway Gate SW
 Airdrie, Alberta**
MLS # A2274515

\$369,900
Division: Downtown

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,254 sq.ft. **Age:** 2003 (23 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Single Garage Attached

Lot Size: 0.04 Acre

Lot Feat: Interior Lot, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 340

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: DC-9

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: N/A

Discover this well-kept 3-bedroom, 2.5-bathroom townhouse in a convenient Airdrie location, complete with an attached single garage. The main floor features a bright, open layout with laminate and tile flooring, along with a kitchen equipped with stainless steel appliances. Upstairs offers three comfortable bedrooms, including a spacious primary suite, plus additional full bathroom and laundry for added convenience. Situated just steps away from a strip mall, parks, and playgrounds, this home offers the perfect blend of comfort and accessibility; ideal for families, first-time buyers, or investors. Move-in ready and a must-see!