

**3207, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2276201**



## \$294,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 729
<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>	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** NA

Great location and the largest floor plan in the complex. This 2 bedroom 2 full bathroom unit on the 2nd floor is stunning. Condo fees include ALL UTILITIES. This 1,050 sq ft open concept unit feels very spacious and features a massive west facing patio, suitable for a BBQ, garden beds, or hosting. The large kitchen has great storage, counter space and brand new flooring (renovated Nov 2025) and premium SS appliances. Both bedrooms are a great size. The primary bedroom has a walk through closet leading to a 4pc ensuite bathroom. The 2nd bedroom also has a 4pc bathroom just next to the entrance and 2 large closets for extra storage space. This unit comes with a full laundry room with a brand new washer and dryer (replaced Sep 2025) and a ton of extra storage. Includes a titled underground, heated parking stall. This well-managed and quiet complex has some of the best visitor parking in Airdrie. Located in a very central part of the city, close to schools and shopping with easy access to the highway for those who commute. Book your showing today!