

**215, 101 Big Hill Way SE**  
**Airdrie, Alberta**

**MLS # A2300921**



**\$169,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** coat hooks in den, medicine cabinet

This updated 1-bedroom plus den, 1-bathroom apartment at 101 Big Hill Way offers a move-in-ready opportunity for homeowners or investors. The unit was refreshed in 2023 with new laminate flooring, lighting, fresh paint, and updated kitchen countertops and backsplash. The functional layout features a dedicated dining area, a flex/office/storage space at the entry, and a spacious primary bedroom that easily accommodates king-sized furniture. Enjoy natural cooling year-round thanks to the north-facing position. This pet-friendly home includes a parking stall directly outside the main door and ample visitor parking. Located in Big Springs, you are steps from walking paths and green spaces, and within 5 minutes of Genesis Place recreation centre, No Frills, local cafes, and the West Airdrie overpass. Schools, including Bert Church High and R.J. Hawkey Elementary, are within easy walking distance.