

1002, 1001 8 Street NW
Airdrie, Alberta

MLS # A2301370



\$349,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: na

OPEN HOUSE THIS SUNDAY 3:00PM TO 5:00 PM Exceptional value in this stylish and well-maintained townhome offering 1,749 sq ft of total finished living space, including a fully finished basement. The bright and open main floor features large windows that bring in plenty of natural light, creating a warm and inviting atmosphere. The spacious living room flows nicely through the main level, making it ideal for everyday living and entertaining. The kitchen offers plenty of counter space, stainless steel appliances, shaker-style cabinetry, and a walk-in pantry for extra storage. The adjoining dining area is perfect for family meals and gatherings, while a convenient 2-piece bathroom completes the main floor. Step outside to the back deck, perfect for summer barbecues and outdoor relaxation. Upstairs you will find a spacious primary bedroom with a large closet, along with two additional bedrooms and a 4-piece bathroom. The finished basement adds great extra space with a recreation room, 3-piece bathroom, and laundry area, making it ideal for kids, guests, or a media room. The complex offers one assigned parking stall plus additional common stalls available on a first-come, first-serve basis. A Club House is also available for gatherings and resident use. Located in the desirable community of Williamstown, you are just a 12-minute walk to Heron's Cross Elementary School and steps from the 60-acre Williamstown environmental reserve with parks, ponds, playgrounds, pedestrian bridges, and scenic walking trails along Nose Creek. Well-managed and pet-friendly complex allowing up to two pets per unit, offering comfortable low-maintenance living.