

401, 132 1 Avenue NW
Airdrie, Alberta

MLS # A2312018



\$299,900

Division:	Old Town		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 736
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Top Floor Corner Unit, RARE Two Titled Heated Underground Parking Stalls. Located in Smith's Crossing, a newer building set within the established and mature community of Old Town Airdrie. This bright and well cared for home offers Two Large Bedrooms and two bathrooms. It features 9 foot ceilings and a spacious open layout with windows on two sides that bring in natural light throughout the day and allow for a comfortable cross breeze. The kitchen stands out with full height real wood cabinets with a durable finish, granite countertops, stainless steel appliances, and plenty of prep and storage space. The living room offers a cozy corner fireplace and access to a private elevated balcony complete with a gas line for barbecue. The primary bedroom includes large windows, a walk in closet, and a 3 piece ensuite with a 5 foot shower with a built in bench. The second bedroom and additional full bathroom create flexibility for guests, family, or a home office. In floor heating provides consistent comfort throughout. The in suite laundry room adds everyday convenience. This unit also includes a separate storage locker located on the same floor. Smith's Crossing is a smaller, quiet complex with fewer units, offering a calm and low traffic environment compared to larger multi building developments. It is within walking distance to grocery stores, cafes, restaurants, pubs, banks, medical services, parks, and the Nose Creek pathway system. A great opportunity for buyers that appreciate the smaller complex, top floor living with two underground titled parking stalls, and everyday convenience in a central location.