

2108, 604 8 Street SW
Airdrie, Alberta

MLS # A2335417



\$235,000

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Light Fixtures

Welcome to one of the largest and most desirable units in the complex! This bright and spacious 2-bedroom, 2-bathroom home offers almost 1,000 sq. ft. of comfortable living on the main floor—no elevator required. Enjoy a wonderful private patio overlooking green grass in a quiet, secluded location within the complex. The primary suite features a full ensuite and convenient walk-through closet. A cozy gas fireplace and fresh paint create a warm, move-in-ready atmosphere. Originally the show suite and still owned by the original owner, this well-maintained home benefits from a central location with excellent walkability to all amenities. The monthly condo fee covers heat and electricity (cable extra), making for worry-free living. Cats only, sorry no dogs allowed. Immediate possession possible. A rare opportunity for privacy, space, and convenience—don't miss it!