587-899-3773
justin@realtyaces.ca

101, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2346114

$227,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	749 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	1	**Baths:**	1
Garage:	Assigned, Common, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 742
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	DC-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Elevator, Laminate Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage		

Inclusions: N/A

Looking for affordable, maintenance-free 60+ living in Airdrie? Stop overpaying for a 2-bedroom unit when this 749sqft, open concept unit can be purchased at a fraction of the price! Guest suites are available to rent at just $50/night for visiting family and friends. Located in the much sought-after Fletcher Village. These units rarely come available for sale, and this price point is affordable senior living! This bright and inviting 1 bedroom, 1 bathroom suite offers the perfect blend of independence and community living, ideally located near the main entrance with the convenience/privacy of accessing your unit directly from outside or from inside the building. Assigned surface stall with plug in nearby (within car starter distance). Freshly updated with brand new carpet throughout and immaculately clean, this fully self-contained suite features a lovely kitchen open to the dining area and living room, a sunny bedroom, an oversized 4-piece bathroom, and the convenience of in-suite laundry with a stacked washer and dryer included, plus dedicated storage space and built in shelving. Fletcher Village offers an exceptional lifestyle with amenities designed for active seniors: socialize in the games room over billiards or cribbage, get creative in the craft room or woodworking shop, stay active in the exercise room, or unwind in the library/lounge area. A hair salon is also on-site for your convenience! Families can expect a vibrant atmosphere with a range of activities and amenities that promote social engagement, wellness, and independence, all within a safe, caring and affordable setting. All utilities are included (phone excluded), making budgeting simple and worry-free. Step outside to enjoy the beautiful courtyard, complete with sitting areas and access to pathways leading toward downtown, local shopping and the newly built city library. The Airdrie Urgent Care Centre is close by, along

with a variety of restaurants, shops and everyday amenities.

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