

**804, 700 Allen Street SE**  
**Airdrie, Alberta**

**MLS # A2212252**



**\$349,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T Townhouse Residentia
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** garden shed

\*\*\* OPEN HOUSE Sunday Aug 17th 11:00am to 1:00pm \*\*\*

Upgraded townhome bungalow in the heart of Airdrie Meadows!

Pets allowed, two parking stalls, 2 full bathrooms, 3 bedrooms plus a den. Extensive hardwood on main floor, renovated main floor bathroom, triple pane windows, new front and back doors, new rear deck, recently blown in attic insulation! Fenced back yard, garden shed, reasonable condominium fees, close to schools and shopping. West facing front yard, bright, newer paint throughout, finished basement, quick possession, excellent opportunity.