



GRASSROOTS
REALTY GROUP

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507, 700 Allen Street SE
Airdrie, Alberta

MLS # A2295619



\$309,000

Division:	Airdrie Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Outside, Paved, Side By Side, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	Residential Townhome Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Dish washer, microwave, hood fan, refrigerator, stove, window covering, curtain rods, closetstorage system in the primary bedroom, storage system in the upper (purple bedroom), storage system in the basement bedroom, wooden towel/linen organizer in the upstairs bathroom beside the sink, and outdoor storage shed.

Welcome to this beautifully updated END UNIT townhouse in the heart of Airdrie Meadows — offering exceptional value with 4 bedrooms, 2.5 bathrooms, and backing onto green space for added privacy. This bright and inviting home is enhanced by an additional upgraded window exclusive to this end unit, allowing natural light to pour throughout the space. Recent updates include all windows replaced within the past 5 years, new luxury vinyl plank flooring (2026) on the main floor and upstairs bathroom, fresh paint throughout main and upper (2026), updated kitchen hardware, furnace maintenance completed in May 2026, and a newer composite deck surface in the backyard — perfect for enjoying outdoor living with low maintenance. The partially finished basement adds valuable living space with a fourth bedroom and full bathroom, making it ideal for guests, teenagers, a home office, or added rental flexibility. Outside, enjoy a private fenced backyard complete with a garden shed and no neighbours directly behind. Additional highlights include two assigned parking stalls conveniently located in front of the unit (507/507), reasonable condo fees, and a pet-friendly complex. Conveniently situated close to schools, shopping, parks, walking paths, and everyday amenities, this property is an excellent opportunity for first-time buyers, investors, or those looking to downsize without sacrificing space or comfort.