



GRASSROOTS
REALTY GROUP

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223, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2304600



\$315,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 821
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: BBQ, Couch & Chair

Welcome to Fletcher Village, one of Airdrie's most sought after 60+ communities offering comfort, convenience & an incredible sense of community. This bright & spacious 848 Sq Ft second floor corner unit is one of the largest floorplans in the complex & features beautiful south views overlooking the creek, pathways & courtyard from your private balcony. With many windows throughout, the natural light pours into the home creating a warm & inviting feel. The unit offers updated laminate flooring, a bright family room, a large kitchen with plenty of space, 2 bedrooms, a spacious 4 pc wheelchair accessible bathroom with linen closet, in suite laundry with additional storage space & wall A/C for added comfort during the warmer months. The titled indoor parking stall is ideally located close to the entrance doors for convenience. Fletcher Village is known for its outstanding amenities including a fitness room, woodworking shop, reading library, craft room, hair salon, guest suites available for rent at just \$50/night, pool table, shuffleboard, piano area, cozy sitting spaces with a gas fireplace, puzzle stations throughout the building & a beautiful main floor social hall with tables for gatherings & activities. Step outside to enjoy the landscaped courtyard with seating areas & direct access to the walking pathways behind the building. A wonderful opportunity to enjoy an active & social lifestyle in a well cared for senior community close to shopping, restaurants, medical services & all the amenities of downtown Airdrie. Click on the 3D tour.