



GRASSROOTS
REALTY GROUP

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**2132, 700 Willowbrook Road NW
Airdrie, Alberta**

MLS # A2313161



\$219,900

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #2132, 700 Willowbrook Road NW, a spacious 2 bedroom, 2 bathroom main-floor condo in Airdrie's established community of Willowbrook. Offering approximately 916 sq. ft. of functional single-level living, this home is a great fit for first-time buyers, downsizers, or investors looking for excellent value in a convenient location. The open-concept floor plan offers a comfortable flow through the kitchen, dining, and living areas, with laminate flooring throughout and large windows that bring in natural light. The kitchen features a long breakfast bar, good cabinet and counter space, updated pendant lighting, and an appliance package with stainless finishes. The adjoining dining and living area provides plenty of room for everyday living, hosting, or relaxing at the end of the day. The primary bedroom is generously sized and includes excellent closet space along with its own 4-piece ensuite. The second bedroom is located near the additional 4-piece bathroom, making it ideal for guests, a roommate, children, or a home office. In-suite laundry adds everyday convenience, while the main-floor location is a major benefit for anyone wanting easy access without relying on the elevator. Step out onto the covered balcony and enjoy a private outdoor space for morning coffee or fresh air. This unit also includes a titled underground parking stall in the heated, secure parkade—an excellent feature during Alberta winters. The building offers a clean, welcoming lobby, elevator access, visitor parking, and a well-maintained condo setting. Condo fees include several important utilities and services, helping support a low-maintenance lifestyle. Willowbrook is a mature and convenient Airdrie community with walking paths, parks, green spaces, and everyday amenities nearby. Nose Creek pathways are right outside the building, giving you easy access to

outdoor walks, biking, and year-round recreation. You are also close to shopping, restaurants, schools, playgrounds, transit, Woodside Golf Course, and major routes for commuting in and out of Airdrie. With 2 full bathrooms, a smart layout, underground titled parking, and a desirable main-floor location, this condo offers practical comfort and strong value in one of Airdrie's most accessible communities.