



GRASSROOTS
REALTY GROUP

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204, 760 Railway Gate SW
Airdrie, Alberta

MLS # A2313705



\$339,900

Division:	Downtown		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 339
LLD:	-
Zoning:	DC-9
Utilities:	-

Inclusions: Wardrobe in the Primary Bedroom

This feels like one of those homes that just makes everyday life easier. Tucked into a well-connected Airdrie location and surrounded by parks, schools, restaurants, and walking paths, this 2-storey townhome offers the kind of comfort, functionality, and convenience that buyers are always searching for. Whether you are purchasing your first home, downsizing without compromise, or looking for an investment opportunity, this property offers a welcoming space with room to grow. Step inside and you are greeted by a bright open-concept layout filled with natural light and designed for easy everyday living. The spacious living and dining areas flow seamlessly together, creating a comfortable setting for quiet evenings at home, hosting friends, or enjoying family dinners. Sliding patio doors lead directly to the private rear deck, giving you an ideal outdoor space for morning coffee, summer BBQs, or simply unwinding at the end of the day. The kitchen is both functional and stylish with stainless steel appliances, ample cabinetry, and a convenient breakfast bar that naturally becomes the heart of the home. Whether you are meal prepping during a busy week or entertaining guests on the weekend, this space is designed to keep everyone connected. Upstairs, the home offers three bedrooms including a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. The additional bedrooms provide flexibility for kids, guests, a home office, or hobby space. The unfinished basement offers even more potential, ready for future development, additional storage, or a workout area depending on your needs. Additional highlights include a single attached garage, driveway parking for a second vehicle, and a low-maintenance lifestyle in a location that truly puts everything within reach. With parks, playgrounds, schools, shopping, and restaurants

just steps away, this is the kind of home where convenience and comfort come together beautifully.