

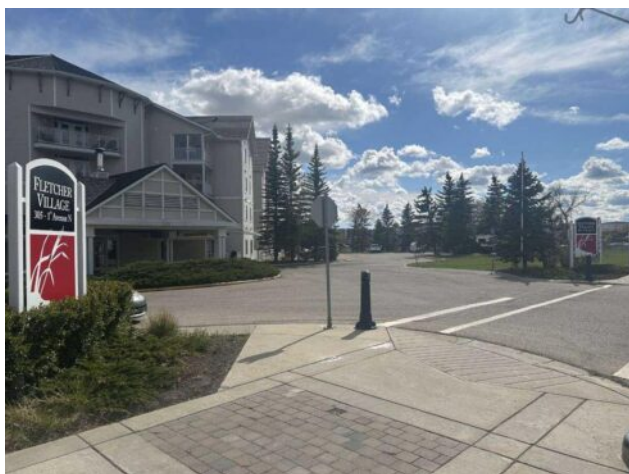


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2314581



\$338,700

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 776
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-27
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows		
Inclusions:	none		

For more information, please click the "More Information" button. Welcome to comfortable and convenient 60+ adult living in the heart of downtown Airdrie. This well-maintained 2-bedroom, 2-bathroom condo offers a functional 865 sq ft layout with separated bedrooms for added privacy - ideal for guests or a home office. The unit features updated luxury vinyl flooring throughout (no tripping hazards) and a bright, open living space. Including vaulted ceilings in the living and 2nd bedroom and a 10' ceiling in the primary bedroom! This is a top floor unit so no noisy neighbors above, and glorious views to the southwest. An open floorplan tastefully and seamlessly combines the kitchen, dining, and living room, making it easy to cook, clean and relax! Step outside to your private southwest facing patio where a beautiful view and plenty of sunshine welcome you, protected from the elements with an extra-long ceiling! The kitchen is equipped with stainless steel appliances, and the condo includes a full-size front-loading washer and dryer, as well as free common laundry facilities just down the hall. Stay cool and comfortable with two built-in air conditioning units with remotes - one in the living room and one in the primary bedroom. Enjoy the convenience of indoor titled heated parking (no coat required) and access to a range of amenities including an exercise room, party room, craft room, puzzle areas, social room, woodworking shop, reading library, hair salon, shuffleboard, pool table, piano area, cozy sitting places with a gas fireplace, main floor social hall with tables for gatherings and activities, plus other recreation spaces - all within a quiet, well-managed 60+ community. Guest suites are available for \$50/night. The building encompasses a landscaped courtyard with sitting areas and is connected to public walking/cycling paths to take you anywhere you want to go in Airdrie.

Condo fees provide simplified, low-maintenance living and contribute to the upkeep of the building and shared amenities - ideal for those looking to downsize and enjoy a lock-and-leave lifestyle. What truly sets this residence apart is the incredible sense of community. Residents here are known for being friendly, inclusive, and genuinely supportive - creating an environment where neighbors quickly become friends. Whether you're social by nature or not, you'll enjoy being surrounded by positive energy, and you'll feel right at home. The condo corporation goes above and beyond to foster community spirit, hosting a variety of engaging events including group dinners, shuffleboard and crib nights, live "mini" concerts, and even birthday celebrations. There's always something to look forward to! Located within walking distance to shopping, services, and downtown amenities. A great opportunity for affordable, low-maintenance living in a central location.