



GRASSROOTS
REALTY GROUP

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2327, 700 Willowbrook Road NW
Airdrie, Alberta

MLS # A2317717



\$189,900

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Boiler, Natural Gas

Floors: Laminate

Roof: -

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 646

LLD: -

Zoning: R5

Utilities: -

Inclusions: N/A

2 BEDROOM - 2 BATHROOM - OVERSIZED BALCONY - ALL NEWER APPLIANCES INCLUDING FRIDGE, STOVE, DISHWASHER, WASHER & DRYER... Welcome to this beautifully maintained 2-bedroom/2-bathroom condo with a highly desired layout and an oversized balcony, one of just 8 units in the building! Offering the perfect combination of comfort, convenience, modern upgrades and low-maintenance living. Bathed in natural morning sunlight through large east-facing windows, this bright and inviting home is the ideal place to start your day, whether you're enjoying a coffee on the private balcony or taking in the peaceful surroundings. Inside, you'll appreciate the warmth and efficiency of in-floor heating while the thoughtfully designed open-concept layout creates an airy, spacious feel that's perfect for both everyday living and entertaining. The kitchen features abundant cabinetry completed with a NEW GARBURATOR, and all NEW STAINLESS STEEL FRIDGE, STOVE & DISHWASHER. Seamlessly connecting to the dining and living areas. The generous primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is conveniently located on the opposite side of the unit with easy access to another full 4-piece bathroom—ideal for guests, roommates, or a home office. Additional features include in-suite laundry with NEW WASHER & DRYER, and ample visitor parking. This well-cared-for, non-smoking unit offers a quiet lifestyle in an exceptionally convenient location with quick access to 8th Street, Veterans Boulevard, and Highway 2. Enjoy being within walking distance to parks, pathways, and public transit, while nearby shopping and amenities include Silver Creek Shopping Centre, Airdrie Gateway, and Creekside Crossing. Golf lovers will also appreciate being just minutes from Woodside Golf

Course and driving range. A fantastic opportunity that delivers comfort, practicality, and an outstanding location all in one package.