



GRASSROOTS
REALTY GROUP

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415, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2322172



\$299,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	666 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Single Garage Detached, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Recreation Facilities, Storage		

Inclusions: a/c unit

Open House Saturday June 20th 2-4pm From the moment you arrive, the warmth and welcoming social atmosphere of the common area invites you in. On the fourth floor, you will find a fully renovated condo from top to bottom no detail has been spared. The interior features a crisp white kitchen with a farmhouse sink and new stainless steel appliances, opening onto a bright living and dining space with gorgeous vinyl plank throughout. The spacious primary bedroom has views of the beautiful green space below. Enjoy your morning coffee on the private south facing balcony overlooking the landscaped courtyard, complete with a gazebo and garden beds. A single detached garage can be purchased separately. The location and lifestyle truly set this community apart. Gather with neighbours by the fireplace in the stunning vaulted common room, stay active in the on site gym, or relax in the courtyard on a sunny afternoon. Woodworking enthusiasts will love the fully equipped workshop a rare find in condo living. With regular community events, Two guest suites are available for family members and visitors to rent during their stay this is a building built for connection, perfect for anyone ready to downsize without slowing down. Fletcher's Village puts you within walking distance of all the shopping and amenities you need, so independence stays right at your fingertips. Lock and leave ease, true community, and a fully renovated home that's all yours.