



GRASSROOTS
REALTY GROUP

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406, 132 1 Avenue NW
Airdrie, Alberta

MLS # A2322524



\$219,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, See Remarks, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Welcome to one of downtown Airdrie's best-kept secrets! Perched on the top floor and perfectly positioned as a desirable corner unit, this beautifully maintained one-bedroom condo offers an exceptional combination of comfort, style, and convenience in one of the city's most charming boutique buildings. Proudly offered by the original owner, this thoughtfully designed home features an inviting open-concept layout with soaring 9' ceilings and an abundance of natural light pouring through oversized windows. The spacious living room is warm and welcoming, complete with a cozy gas fireplace—perfect for relaxing evenings at home. The well-appointed kitchen is both functional and stylish, showcasing rich cabinetry, granite countertops, a convenient eat-up island, and ample storage, making it ideal for everyday living or entertaining guests. The generous primary bedroom provides a peaceful retreat, while the in-suite laundry with stacked washer and dryer adds everyday convenience. In-floor heating keeps the home comfortable year-round, creating a warm and inviting atmosphere throughout. Step outside onto your sunny south-facing balcony and enjoy your morning coffee or evening BBQ, thanks to the built-in gas line. From this top-floor vantage point, you'll appreciate the added privacy, natural light, and pleasant views that only this premium location offers. This exceptional home also includes a titled heated underground parking stall and a separate storage locker, providing secure parking and valuable extra storage space. The location truly sets this property apart. Situated in the heart of downtown Airdrie, you're just steps from local boutiques, restaurants, coffee shops, shopping, parks, schools, pathways, and everyday amenities. Spend your afternoons exploring Fletcher Park, enjoying the scenic trails along Nose Creek, or taking advantage of the vibrant downtown

atmosphere—all within walking distance. Commuters will also appreciate the quick and easy access out of town. Whether you're a first-time buyer, downsizer, investor, or simply looking for a low-maintenance lifestyle without sacrificing quality, this top-floor gem checks all the boxes. Stylish, well-appointed, and ideally located, this is urban condo living at its finest. Don't miss your opportunity to own this bright, welcoming home in one of Airdrie's most desirable downtown locations!