



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4103, 604 8 Street SW  
Airdrie, Alberta

MLS # A2327077



**\$224,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 859 sq.ft.                         | Age:   | 2002 (24 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |        |
|-------------|-------------------------------|------------|--------|
| Heating:    | Baseboard                     | Water:     | -      |
| Floors:     | Vinyl Plank                   | Sewer:     | -      |
| Roof:       | -                             | Condo Fee: | \$ 573 |
| Basement:   | -                             | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame      | Zoning:    | DC-7   |
| Foundation: | -                             | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s) |            |        |

**Inclusions:** Pull-down blinds in both bedrooms, Curtain rod holders in both bedrooms, Sheer curtains and rods in living room, LED strip light in primary bedroom, LED strip light in living room

Welcome to this beautifully updated main-floor condo offering the perfect combination of comfort, convenience, and privacy. Whether you're a first-time home buyer, downsizer, or investor, this move-in-ready home is ideally located just minutes from downtown, with easy access to parks, schools, shopping, restaurants, and all the amenities of inner-city Airdrie. One of this home's standout features is the private patio that backs onto a peaceful green area, offering a quiet and secluded outdoor retreat to enjoy your morning coffee or unwind at the end of the day. Inside, you'll appreciate the bright, modern feel created by the luxury vinyl plank flooring throughout, crisp white paint, and a full set of stainless steel appliances. The updated finishes give the home a fresh, inviting feel while the functional kitchen offers ample cabinetry and prep space, flowing seamlessly into the spacious dining and living area. The well-designed layout features two generous bedrooms, a full 4-piece bathroom, and the added convenience of a newer in-suite washer and dryer with additional storage space. Adding even more value is the titled underground parking stall—a sought-after feature in the building and one that not every unit offers. Conveniently located just steps from the stairwell, you'll enjoy quick and easy access between your vehicle and the unit. Stylishly updated and exceptionally located, this is an opportunity you won't want to miss.