



GRASSROOTS
REALTY GROUP

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2323, 700 Willowbrook Road NW
Airdrie, Alberta

MLS # A2327337



\$219,000

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Boiler, In Floor, Natural Gas

Floors: Laminate

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 682

LLD: -

Zoning: R5

Utilities: -

Inclusions: Air Conditioner (Portable Unit)

Welcome to Unit 2323 at 700 Willowbrook Road—an exceptionally spacious 2-bedroom, 2-bathroom condo offering 922 square feet of comfortable, open-concept living. At nearly 930 square feet, this home delivers outstanding value with generously sized rooms, an abundance of open space, and a functional layout that is ideal for everyday living and entertaining. The bright living and dining areas flow seamlessly together and extend onto a beautiful private balcony, creating the perfect place to relax during the warmer months. The kitchen overlooks the main living area, maintaining an open and connected feel throughout the home. Both bedrooms are impressively large, including a spacious primary retreat complete with a private ensuite bathroom and an oversized walk-in closet. A second full bathroom provides added convenience for guests, family members, or a roommate. Additional features include in-suite laundry, a portable air-conditioning unit included with the property, and comfortable in-floor heating. With no bulky baseboard heaters taking up valuable wall space, you have greater flexibility when arranging your furniture. The unit also includes a secure underground parking stall. An additional outdoor parking stall is currently rented by the owner through the condominium, providing a convenient second parking option, subject to condominium approval and availability. With its spacious floor plan, large bedrooms, excellent storage, private balcony, two parking options, and nearly 930 square feet of living space, this property offers incredible bang for your buck in Airdrie.