



GRASSROOTS
REALTY GROUP

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3301, 604 8 Street SW
Airdrie, Alberta

MLS # A2327930



\$235,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully updated corner unit in the pet-friendly Iron Horse Landing complex, where comfort, privacy, and convenience come together. This is a wonderful complex known for its friendly neighbors and welcoming community atmosphere. Offering one of the largest wrap-around deck spaces in the complex, complete with an outdoor storage closet, you'll have plenty of room to relax with your morning coffee, entertain friends, or simply enjoy the fresh air. Freshly painted and featuring brand new luxury vinyl plank flooring throughout, this move-in ready third-floor home is ideally located beside a stairwell, making it one of the quietest locations in the building. Inside, you'll find two spacious bedrooms and two full updated bathrooms, including a private primary retreat with a walk-through closet and a 3-piece ensuite. The bright, oversized U-shaped kitchen offers abundant cabinet and counter space and flows effortlessly into the spacious living area, creating a welcoming space for both everyday living and entertaining. In-suite laundry, an assigned outdoor parking stall (#33) just steps from the entrance, and condo fees that include electricity make day-to-day living easy and affordable. The complex was upgraded in 2024 with all new energy-efficient vinyl windows, adding long-term value and year-round comfort. Located just a 10-minute walk to Creekside Crossing with Sobeys, restaurants, coffee shops, a medical clinic, pharmacy, and more, plus close to schools, parks, and only a short drive to Calgary, this home is perfectly suited for first-time buyers, downsizers, or investors looking for exceptional value. All that's left to do is move in and enjoy. Book your private showing today!