



GRASSROOTS
REALTY GROUP

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**1110, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2328837



\$474,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,161 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: In Floor, Radiant

Floors: Carpet, Tile

Roof: Membrane, Metal

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 721

LLD: -

Zoning: M2

Utilities: -

Inclusions: Microwave (Built-In), Chimney Hood Fan, A/C in window unit, Key Fob for underground parking and entry doors (2)

Welcome to easy, carefree living in this beautifully appointed 55+ condo, perfectly located so you can spend less time driving and more time enjoying life! This is one of the biggest layouts in the building! The southwest-facing patio is truly something special—overlooking the beautifully maintained greenspace and pergola gathering area, it's the perfect place to enjoy your morning coffee, read a book in the afternoon sun, or unwind in the shade on a warm summer evening. Inside, a spacious front entry walk-in closet with in-suite laundry welcomes you home, while upgraded closet organizers throughout the whole unit ensure everything has its place. The bright kitchen features gleaming appliances, pot/pan drawers, quartz countertops, a large island with seating for three, a built-in microwave with upgraded drawers below, an elegant chimney hood fan, and a hidden double-door pantry that keeps everything beautifully tucked away. The open dining area comfortably seats 5-6, with room for an even larger table when family gathers. Sunlight pours through the southwest-facing windows, filling the home with warmth while offering lovely courtyard views. Need a quiet retreat? The separate den is ideal for reading, hobbies, or a home office. The spacious primary suite easily accommodates a king-sized bed and offers a walk-in closet with custom organizers, a ceiling fan, and a well-designed ensuite featuring a long vanity, additional cabinetry, added medicine cabinet and a dedicated makeup station. The second bedroom is also generous, complete with more organized closet space, its own ceiling fan, and convenient cheater access to the main bathroom, which includes a deep soaker tub and oversized vanity. This home also offers incredible convenience with two parking stalls—one underground with an attached storage locker and one surface stall

with no vehicle beside you—plus an additional storage cage on the third floor. The building itself is warm and welcoming, featuring an elegant front lobby and a popular amenity room where neighbours gather for monthly socials, meetings, and events. If you've been looking for a home that combines comfort, convenience, community, and low-maintenance living, this one truly checks every box. Step outside and you'll find grocery stores, medical and dental offices, banking, fitness facilities, parks, and scenic pathways all within easy reach. Plus, with quick access into Calgary, visiting family or heading into the city couldn't be more convenient. Check it out today!