



GRASSROOTS
REALTY GROUP

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702, 760 Railway Gate SW
Airdrie, Alberta

MLS # A2330016



\$325,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	DC-9
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to this well-maintained 3-bedroom, 2.5-bathroom townhome offering a functional layout and comfortable living in a great family-friendly community. Whether you're a first-time buyer, investor, or looking to downsize, this home presents a fantastic opportunity to add your own personal touches over time. The main floor features durable maple laminate flooring and a bright, open living space highlighted by a cozy corner gas fireplace. The kitchen offers plenty of cabinet and counter space and is equipped with sleek black appliances, including a convenient microwave hood fan. A 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom features a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and brand-new carpet throughout the upper level provide comfortable space for family, guests, or a home office. Step outside to the sunny south-facing deck, an ideal spot for enjoying your morning coffee or summer BBQs. The attached oversized single garage, full-length driveway, and ample visitor parking add everyday convenience. Located close to parks, schools, shopping, and major commuter routes, this home offers great value and plenty of potential in an established, family-friendly community. The complex is Pet Friendly too!