



GRASSROOTS
REALTY GROUP

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1103, 105 Railway Avenue SW
Airdrie, Alberta

MLS # A2332998



\$214,000

Division:	Luxstone		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parking Lot, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC-24
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions:	Barbecue
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Welcome to this freshly painted 2-bedroom, 2-bathroom main-level condo in the heart of Downtown Airdrie. This move-in-ready home features an open-concept design and a functional layout that makes excellent use of every room. The kitchen includes rich wood cabinetry, a tiled backsplash, double sink, plenty of counter space, and a large breakfast bar overlooking the dining and living areas. Large windows bring in plenty of natural light, while the patio door provides direct access to your private, covered ground-level patio surrounded by mature greenery. The primary bedroom features a large walk-through closet leading to a private 3-piece ensuite with a walk-in shower. A second 4-piece bathroom is conveniently located near the additional bedroom. Other features include in-suite laundry, neutral finishes, and tiled flooring in the entrance, kitchen, and bathrooms. Located in a convenient and walkable area, you are close to grocery stores, shopping, restaurants, coffee shops, banks, medical services, parks, walking paths, and schools. The property also provides easy access to Airdrie's main roads, making it simple to travel throughout the city or commute to Calgary. With 2 bedrooms, 2 full bathrooms, in-suite laundry, a private ensuite, and a covered outdoor space, this home offers comfort, convenience, and great value. Book your private showing today!