



GRASSROOTS
REALTY GROUP

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2307, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2333732



\$264,900

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelves in Den

Welcome to this beautifully maintained third-floor condo in The Edge, one of Airdrie's most desirable buildings, ideally located in the sought-after community of East Lake. Offering 2 bedrooms, a spacious den, 2 full bathrooms, and the rare bonus of two titled underground parking stalls, this bright south-facing unit combines comfort, convenience, and exceptional value. Thoughtfully designed with an open-concept layout, this home is flooded with natural light from expansive south-facing windows and patio doors. The functional kitchen features ample cabinetry, quality appliances, generous counter space that opens seamlessly into the dining and living areas—creating the perfect space for entertaining or simply relaxing at the end of the day. Step outside onto your private south-facing balcony and enjoy sunshine throughout the day while overlooking the surrounding community. Whether you're enjoying your morning coffee or winding down in the evening, this outdoor space is sure to become a favorite. The spacious primary suite offers a walk-through closet and a private 3-piece ensuite, while the second bedroom is ideally positioned on the opposite side of the unit for added privacy and is conveniently located next to the second full bathroom. The versatile den is perfect for a home office, gym, hobby room, or additional guest space, making this floor plan ideal for today's lifestyle. Additional highlights include in-suite laundry, underground Bike Storage Room, and the incredible convenience of two titled underground parking stalls—a rare feature that adds outstanding value and flexibility. Located just steps from East Lake Park, Genesis Place Recreation Centre, walking paths, shopping, restaurants, schools, and public transit, with quick access to Deerfoot Trail for an easy commute to Calgary, this home offers the perfect

balance of peaceful living and everyday convenience. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo checks all the boxes. Don't miss your opportunity to own this exceptional home in one of Airdrie's most convenient locations. Book your private showing today!