



**GRASSROOTS**  
REALTY GROUP

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5208A, 604 8 Street SW  
Airdrie, Alberta

MLS # A2337420



**\$184,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 571 sq.ft.                         | Age:   | 2002 (24 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | 0.01 Acre                          |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                    |            |        |
|-------------|----------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                             | Water:     | -      |
| Floors:     | Laminate, Linoleum                                 | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                    | Condo Fee: | \$ 365 |
| Basement:   | -                                                  | LLD:       | -      |
| Exterior:   | Wood Siding                                        | Zoning:    | DC-7   |
| Foundation: | -                                                  | Utilities: | -      |
| Features:   | Closet Organizers, No Animal Home, No Smoking Home |            |        |

Inclusions: N/A

Welcome to this well-maintained and affordable unit ideally located in the heart of Downtown Airdrie! Offering excellent value at an attractive price, this home is an ideal opportunity for first-time buyers, singles, small families, or investors. The unit features a spacious primary bedroom with a large walk-in closet and a full bathroom. The bright and generously sized kitchen offers ample cabinetry and all the essential appliances, while a large closet conveniently located near the foyer provides excellent storage. The open and spacious living and dining areas create a comfortable setting for everyday living and entertaining. Step outside onto the large private balcony, perfect for morning coffee, evening relaxation, BBQs, or enjoying time with family and friends. The entire unit has been freshly painted, giving it a clean and welcoming feel. Conveniently located near the building entrance, the unit provides easy and quick access for residents and guests. The well-managed building offers plenty of visitor parking, along with an assigned parking stall for the unit. Even better, the condo fees include heat, electricity, and water, helping keep monthly living costs very affordable. Located close to shopping, restaurants, markets, services, and all the amenities Downtown Airdrie has to offer. A fantastic opportunity to own an affordable, move-in-ready property in a convenient location. Book your showing today before it's gone!