



GRASSROOTS
REALTY GROUP

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802, 700 Allen Street SE
Airdrie, Alberta

MLS # A2345436

\$339,900

Division:	Airdrie Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

MOVE-IN READY and available for IMMEDIATE POSSESSION! This beautifully renovated bungalow-style townhome in Airdrie Meadows offers TWO FULL BATHROOMS, TWO KITCHENS, TWO ASSIGNED PARKING STALLS and a fully developed lower level with its own SEPARATE EXTERIOR ENTRANCE. The bright main floor features a renovated kitchen with quartz countertops, contemporary cabinetry, tile backsplash and stainless steel appliances, along with an inviting living room, dedicated dining area and breakfast nook. Two bedrooms and an updated 4-piece bathroom complete the main level, offering a functional layout with comfortable single-level living. Downstairs adds substantial additional living space with a second living area, dining space, SECOND KITCHEN, additional room, 4-piece bathroom, laundry, utility room and storage. The lower level is classified as an illegal suite and offers excellent flexibility for extended family, guests, a home office or additional recreation space. With two parking stalls, a private entrance and a convenient location close to schools, parks, shopping and everyday amenities, this renovated home offers excellent versatility and value. Vacant, easy to show and ready for its next owner. Book your private showing today!