



GRASSROOTS
REALTY GROUP

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515, 500 Allen Street SE
Airdrie, Alberta

MLS # A2347576

\$249,900

Division:	Airdrie Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	785 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Leased, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 451
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

BRAND NEW FLOORING - MUST SEE - RARE BUNGALOW - END UNIT - BACKING ONTO GREENSPACE - BEAUTIFULLY MAINTAINED - 2+1 BEDROOMS - 2 FULL BATHROOMS - UPDATED KITCHEN - NEW FURNACE - NEW HOT WATER TANK - NEW ELECTRICAL PANEL - NEW PEX PLUMBING - WALK TO SCHOOL OR PARKS. Welcome to this beautifully maintained 2+1 bedroom, 2-bathroom end-unit bungalow, backing onto greenspace, offering the perfect blend of comfort, functionality, and BRAND NEW FLOORING! Bright, inviting living spaces and a private backyard make this home ideal for families or anyone looking for the convenience of single-level living. The brand-new flooring gives the main level a fresh, clean and modern feel, making this home feel truly move-in ready. Step inside to rich vinyl plank flooring and a thoughtfully designed layout that balances everyday comfort with effortless entertaining. Large windows fill the living room with natural light, while the spacious dining area flows seamlessly into the recently remodeled kitchen, featuring elegant granite countertops, stainless steel appliances, ample cabinetry, and plenty of prep space for cooking and entertaining. The main level features a spacious primary bedroom, a generous second bedroom, and a full bathroom, creating a comfortable and functional layout. Step outside to your private, fully fenced backyard, complete with a newer deck and fence installed within the last five years—perfect for summer BBQs, morning coffee, gardening, or simply relaxing at the end of the day. The fully finished basement adds exceptional living space with a large family room, a third bedroom (window does not meet proper egress), and a full bathroom featuring a newly installed shower. A dedicated laundry room and generous storage within the utility room

offer tons of convenience. Comes with one assigned parking stall, the 2nd stall is leased for \$30 per month and is NOT transferable with the sale; however, a new owner can apply for a leased stall separately from the offer. Plus, there is plenty of street parking just outside the complex. This home has been thoughtfully updated for peace of mind, including a new furnace and hot water tank (2023), new electrical panel (2022), PEX plumbing throughout (2023), and a freshly painted exterior completed in 2025. Situated in a desirable community close to schools, parks, shopping, and everyday amenities, this exceptional bungalow combines comfort, convenience, and outstanding value. Don't miss your opportunity to make this wonderful home yours—book your private showing today!