

1410, 604 8 Street SW
Airdrie, Alberta**MLS # A2209683****\$249,900**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	713 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 469
LLD:	-
Zoning:	DC-7
Utilities:	-

Inclusions: N/A

Bright & Spacious 1 Bedroom Condo in the Heart of Airdrie – Ideal for First-Time Buyers or Someone Looking to Downsize

Welcome to this charming and well-maintained 712 sq ft, 1 bedroom, 1 bathroom condo located in the vibrant core of Airdrie. This unit offers an excellent opportunity for first-time homeowners, students, or anyone looking to downsize without sacrificing comfort or convenience. As you step inside, you’re greeted by a spacious and open-concept layout that seamlessly connects the kitchen and living room, creating a bright and airy feel throughout. The kitchen is functional and well laid-out, featuring updated quartz countertops, plenty of cabinet space, and room to cook and entertain. The living area flows effortlessly to the private south-facing balcony—perfect for soaking up the sun, enjoying a quiet coffee, or relaxing with friends. The balcony also includes a gas line for a BBQ, which is a rare and unique feature in this complex. The bedroom is generously sized with ample closet space, and the full 4-piece bathroom has also been updated with quartz countertops, offering a fresh and modern feel. Added features include in-suite laundry within the storage/laundry room, providing extra convenience and keeping your living space clutter-free. This condo offers exceptional value, with all utilities except electricity included in the monthly condo fees—making it easy to manage your budget with minimal surprise costs. Located in the middle of Airdrie, you’re just minutes from grocery stores, restaurants, schools, public transit, parks, and everything else the city has to offer. Whether you’re entering the market, attending school, or looking for a low-maintenance lifestyle, this unit checks all the boxes. Affordable, well-located, and move-in ready—don’t miss your chance to make this

welcoming condo your new home!