

**1306, 2370 Bayside Road**  
**Airdrie, Alberta**

**MLS # A2213210**



**\$269,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 369
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to The Breeze in Bayside! This bright and spacious unit offers an open-concept layout with soaring 9-foot ceilings. Recently updated with fresh paint and brand-new carpeting, it features a generous kitchen with a convenient breakfast bar and a large balcony extending from the living area &mdash; perfect for relaxing or entertaining. The primary bedroom is comfortably sized, and the 4-piece bathroom offers both functionality and comfort. You'll also appreciate the in-suite laundry and storage room, complete with a washer and dryer. This unit includes a titled underground parking stall with a private storage locker just in front. Condo fees are \$369.21 per month and cover heat, water, and sewer. Located just steps from a second elevator with direct access to the parkade, this well-maintained and professionally managed complex is pet-friendly, with additional parking options available.