

**1206, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2235671**

**\$245,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 816 sq.ft.                         | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 555 |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC-07  |
| <b>Foundation:</b> | -                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan           |                   |        |
| <b>Inclusions:</b> | None                     |                   |        |

Welcome to this lovely 815 sq ft condo offering comfort and convenience in the vibrant city of Airdrie. Freshly painted throughout, this unit feels light and inviting from the moment you step inside. The spacious living room opens onto an east-facing balcony, perfect for enjoying sunny mornings or relaxing with your favorite drink. Enjoy a open concept layout with a functional kitchen and dining area, a 4-piece bathroom, and two bedrooms ready for your personal touch. Being the closest unit to the elevator is a huge bonus for busy families or anyone who wants a little extra convenience. The building is secure with security doors, providing peace of mind. This condo unit comes with one assigned parking stall and offers affordable, low-maintenance living close to parks, shopping, and all the amenities Airdrie has to offer. Whether you're stepping into homeownership for the first time or looking to simplify your lifestyle, this condo is a fantastic choice. Don't miss it—book your viewing today!