

**2315, 700 Willowbrook Road NW
Airdrie, Alberta**
MLS # A2269609

\$218,800

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		
Inclusions:	NA		

Welcome to this sprawling and stylish condo in the desirable Crown Shores complex — offering exceptional value with over 900 square feet of bright, open living space. This unique home is far from the typical “cookie-cutter” layout, featuring an inviting and functional one-bedroom plus den design. The spacious den easily serves as a second bedroom, guest room, or home office, making it perfect for flexible living. The open-concept main area is highlighted by laminate flooring with in-floor heating—no bulky registers here—and hot water on demand powered by a new boiler system, ensuring year-round comfort and efficiency. The large balcony provides plenty of room for outdoor seating or a cozy patio setup, ideal for relaxing or entertaining. The primary bedroom includes a full ensuite bathroom and generous closet space, while a second full washroom adds extra convenience for guests. You'll also enjoy in-suite laundry, a titled underground parking stall, and peace of mind knowing the building has a healthy reserve fund. Crown Shores is known for its quiet, well-maintained environment and excellent location close to shopping, parks, and amenities. This condo truly combines great value, smart design, and comfort in one appealing package—perfect for first-time buyers, downsizers, or investors alike.