

**1214, 604 8 Street SW
Airdrie, Alberta**

MLS # A2280455



\$235,000

Division: Downtown

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 908 sq.ft. **Age:** 2002 (24 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall

Lot Size: 0.02 Acre

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 590

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: DC-7

Foundation: -

Utilities: -

Features: Pantry, Vinyl Windows

Inclusions: None

Welcome to the heart of Downtown Airdrie! Whether you are a first-time buyer, downsizing, or looking for a strong rental investment, this condo is an excellent choice. Location: Within walking distance to downtown Airdrie, schools, parks, playgrounds, quality restaurants, and a shopping plaza just steps away. Your designated parking stall (#2) is located directly beneath the unit window for maximum convenience. The Apartment: This spacious unit offers 908 sq. ft. of living space with 2 bedrooms, 2 full bathrooms, and a balcony with open views. In 2024, the condominium complex underwent upgrades with all windows replaced by new, energy-efficient vinyl units, adding both value and comfort. Inside, the open-concept layout provides excellent sightlines throughout the home. The kitchen offers abundant cabinetry, laminate countertops, a double sink with a large window, and quality appliances. The living room feels both bright and cozy, with plenty of natural light from the balcony doors. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized, with its own closet and access to another 4-piece bathroom. This well-maintained apartment combines comfort, convenience, and location — a must-see opportunity in Downtown Airdrie.