

**5313, 604 8 Street SW
Airdrie, Alberta**

MLS # A2227492



\$257,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub		

Inclusions: N/A

Welcome Home to Comfort and Convenience in Airdrie! Whether you're a first-time buyer, downsizer looking for a low-maintenance lifestyle, or an investor seeking a solid opportunity, discover exceptional value and smart design in this well-laid-out 2 bedroom, 2 bathroom apartment condo. Ideally situated on the 3rd floor of a well-maintained building in a great location, the open concept floor plan maximizes space and natural light. The spacious living room is perfect for relaxing or entertaining, complete with a cozy gas fireplace and direct access to a private balcony – the ideal spot for your morning coffee or evening unwind. The bright kitchen offers ample white cabinetry, a breakfast bar for casual dining, and is conveniently open to the adjacent dining area. The large primary bedroom features a walk-through closet leading to a private 3-piece ensuite, providing both comfort and functionality. A second bedroom and a full 4-piece bath with jetted tub offer flexibility for guests, roommates, or a home office setup. You'll also appreciate the in-suite laundry room with a stacking washer and dryer for added convenience. An assigned outdoor parking stall is included. This home offers an affordable opportunity and is just a short walk to Sobeys, Midtown Lake Park, and a great selection of restaurants, pubs, coffee shops, and everyday essentials.