

**3409, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2231320**



# \$288,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Titled, Underground		
<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>	\$ 608
<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>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** none

TOP FLOOR NEAR ELEVATOR, 2 bedroom, 2 bathroom, 2 Parking Stalls (One Under Ground Parking #41, One outdoor Stall #42, Right by the Main Door), apartment in downtown This is a fantastic opportunity! you'll love the open concept floor plan featuring a spacious living area, dining space, and a kitchen with ample counter and working space. Both bedrooms are generously sized, with the master bedroom boasting a 3-piece en suite. Enjoy summer days on the private deck facing west (Lots of Light). Conveniently located near coffee shops, restaurants, grocery stores, and the bus route, this apartment offers both comfort and accessibility. Don't miss this one!