402, 760 Railway Gate SW
Airdrie, Alberta

MLS # A2238230

$364,900
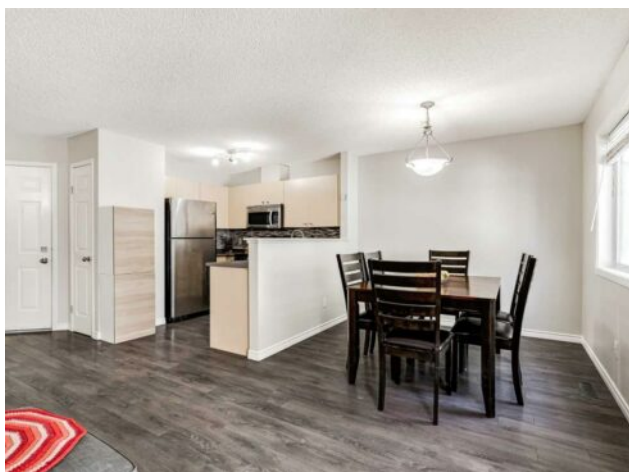
Division:	Downtown
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,256 sq.ft.
Age:	2003 (22 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Single Garage Attached
Lot Size:	0.04 Acre
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 340
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	DC-9
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Step into comfort and style in this charming 3-bedroom, 2.5-bathroom townhome, tucked away in a quiet and well-cared-for complex where pride of ownership truly shines. The welcoming main floor offers an open-concept design perfect for everyday living or entertaining, complete with a cozy gas fireplace that adds warmth and character to the living space. Just off the living room, the private deck and backyard area provide the ideal spot to unwind after a busy day. Upstairs, you'll find three generous bedrooms including a primary suite with private ensuite, plus a fully renovated main bathroom featuring a heated jetted tub—your new favourite spot to relax and recharge. Downstairs, the fully finished basement adds even more flexibility—whether you're dreaming of a home theatre, a workout zone, or a cozy lounge for movie nights, this space has you covered. With an attached single garage, driveway parking, pet-friendly rules, and low condo fees, this home checks all the boxes. Plus, it's located just steps from shopping, dining, and everyday conveniences. Whether you're starting out, settling down, or looking for a smart investment—this is the one to see.