

**1404, 604 East Lake Boulevard NE
Airdrie, Alberta**

MLS # A2238248



\$279,900

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Portable Air Conditioner

IS TOP FLOOR LIVING FOR YOU? Seize this opportunity to move in quickly and call this WEST FACING condo in East Lake home! AMAZING ACCESS TO HWY 2, STEPS AWAY FROM THE GENESIS CENTER and the opportunity for comfort, convenience, and captivating views. With TWO BRIGHT AND GENEROUSLY SIZED BEDROOMS, and TWO FULL BATHROOMS, PLUS DEN - This well designed open-concept layout condo checks all the boxes. 9-foot ceilings and MULTIPLE LARGE WINDOWS flood the space with natural daylight, creating a bright, airy atmosphere. A kitchen with everything you need, featuring black appliances, a large eating bar with seating for four, and finishes that make clean up a breeze. There is also unmatched privacy in this unit with GORGEOUS MATURE TREES enveloping your unit. The spacious living area calls you, with EXPANSIVE VIEWS that you can enjoy from the comfort of your sofa—steps away onto the balcony for a private, uninterrupted panorama of WEST FACING MOUNTAIN VISTAS. Two bedrooms offer thoughtful layouts, with the primary suite offering a walk-through closet and a full ensuite. Warm carpeting throughout the unit adds a cozy touch, while a versatile den provides the perfect space for a home office, hobby space, or reading retreat. This checks all the boxes - additional features include IN SUITE LAUNDRY, a TITLED & HEATED UNDERGROUND PARKING STALL, building bike storage, a spacious lobby and AMPLE VISITOR PARKING for your guests. LOCATION! LOCATION! LOCATION! Tucked away beside East Lake's scenic pathways, greenspace, and sports fields, you are steps from GENESIS PLACE Recreation Centre and minutes from shopping, dining, and schools, and even a Tim Hortons coffee across the street. With easy and DIRECT ACCESS OFF HIGHWAY 2 to

Calgary and PUBLIC TRANSIT NEARBY, this home blends small-town charm with city connectivity. Don’t miss your chance to own in this sought after building. Connect to book your private showing! *Furniture arrangement may differ from photos due to owner occupancy*