

**5403, 604 8 Street SW
Airdrie, Alberta**

MLS # A2238285



\$275,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Don't miss your chance to own a fantastic unit in one of Airdrie's most convenient locations—just steps from shopping, parks, restaurants, and more! This well-designed 2-bedroom, 2-bathroom layout offers ideal privacy, with bedrooms separated by the central living, dining, and kitchen areas. Enjoy brand new laminate flooring and fresh paint throughout—this home is truly move-in ready. The spacious kitchen offers ample cupboard space, while the in-suite laundry room provides even more storage. Cozy up next to the gas fireplace during the colder months, or soak in west-facing sunset views from your private deck. Additional features include: Primary bedroom with direct access to a full bathroom and walk in closet. Assigned parking stall (#78) conveniently located just outside the main entrance. Condo fees that include heat and electricity—an incredible value! Whether you're a first-time buyer, downsizing, or investing, this home checks all the boxes. Quick possession is available—book your private showing today!