

**5407, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2278359**



# \$230,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan		

**Inclusions:** None

Beautiful top floor condo with west facing views, centrally located. This home is vacant and move-in ready. Don't miss your chance to own a fantastic unit in one of Airdrie's most convenient locations. Open layout concept, 848 sq.ft., 2 bedroom, with a large dining, an open-concept kitchen, designed with both style and function in mind, a bright living room that is great for entertaining friends and family. Enjoy the large west facing balcony perfect for relaxing evenings. Convenient in-suite washer and dryer, assigned parking stall located close to the front entrance. Schools, shopping, parks, and walking paths all within walking distance.