# \$225,000 - 402, 305 1 Avenue Nw, Airdrie

MLS® #A2203476

## \$225,000

1 Bedroom, 1.00 Bathroom, 627 sqft Residential on 0.01 Acres

Downtown., Airdrie, Alberta

OPEN HOUSE Sunday, April 6th from 2-4pm.

1 Bed | 1 Bath | Top Floor End Unit with

Vaulted Ceilings

Discover the best of 60+ adult lifestyle living in this bright and airy top-floor end unit with vaulted ceilings and an open-concept design. This 1-bedroom, 1-bathroom condo includes a full kitchen with all appliances, in-suite laundry with extra storage, and a spacious accessible bathroom.

What sets this home apart is the sense of community it offers. Residents gather in the grand lobby with a fireplace, pool table, shuffleboard table and a library for social events and relaxation, and the private meeting room is perfect for community activities like bingo night and private functions. Stay active with an exercise room on each floor and explore your hobbies in the woodworking shop equipped with professional-grade tools. Take care of your beauty needs as well by visiting the hair stylist that is on site three days a week. Guest suites are also available for visiting family and friends.

Step outside to the beautifully maintained patio area with scenic walking pathsâ€"a perfect spot to relax and connect with neighbors. Conveniently located within walking distance to local shopping and amenities, this home offers the perfect balance of comfort, convenience, and community.







Built in 1998

#### **Essential Information**

MLS® # A2203476 Price \$225,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 627 Acres 0.01

Year Built 1998

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 402, 305 1 Avenue Nw

Subdivision Downtown.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 2M5

## **Amenities**

Amenities Elevator(s), Fitness Center, Laundry, Parking, Visitor Parking, Guest

Suite, Party Room, Recreation Room, Workshop

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Vaulted

Ceiling(s), Recreation Facilities

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner

Heating Baseboard, Natural Gas

Cooling Wall/Window Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Courtyard

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 20th, 2025

Days on Market 15

Zoning DC-1

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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