

# \$278,000 - 5307, 604 8 Street Sw, Airdrie

MLS® #A2209353

## \$278,000

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Downtown., Airdrie, Alberta

Welcome to this lovely 2 Bedroom Condo with 846 sqft of great space within Iron Horse Complex that has a West Facing Large Balcony to enjoy your Summer Days. Upon arrival, you will notice the tasteful decor, Laminate Flooring, and overall care of the condo with its PRIDE OF OWNERSHIP. The Living Room features a corner Gas Fireplace and has plenty of room for furniture. The Kitchen boasts an abundance of White Cabinetry, Stainless Steel Appliances, and Island with extra counter space. The Dining area can host a larger table. The Spacious Primary Bedroom is 12'3" x 11.5" and easily accommodates a King Bed. The Second Bedroom is also larger at 12'3" x 10'2". The 4 Pc Bathroom is well situated. The in-suite Laundry Room has space for storage. The West Facing Balcony has plenty of space for Patio Furniture. This great condo has 1 assigned parking stall. \*\*CONDO FEES INCLUDE ALL UTILITIES (Electric, Heat, Water, and Sewer). This Property is Well Managed. Walking Distance to Shopping, Grocery, Restaurants, Downtown Core, and Public Transportation. This great Condo is ready for you to make it yours.

Built in 2002

## Essential Information

MLS® # A2209353

Price \$278,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5307, 604 8 Street Sw |
| Subdivision | Downtown.             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 2W4               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 4                                                                                     |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Courtyard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 15              |
| Zoning         | DC-7            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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