



THE
A-TEAM

**RE/MAX
FIRST**

2400 RAVENSWOOD View #102, Airdrie T4A 0V7

MLS® #: **A2162435** Area: **Ravenswood** Listing Date: **09/03/24** List Price: **\$389,999**
 Status: **Active** County: **Airdrie** Change: **-\$35k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2015**

Finished Floor Area
 Abv Sqft: **1,068**
 Low Sqft:
 Ttl Sqft: **1,068**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Standard Shaped Lot,Rectangular Lot,Treed**
 Park Feat: **Assigned,Off Street,Outside,Parking Lot,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 7`3"	Dinette	Main	6`8" x 11`11"
Kitchen	Main	7`6" x 13`7"	Living Room	Main	14`3" x 17`3"
3pc Ensuite bath	Upper	7`1" x 6`0"	4pc Ensuite bath	Upper	4`11" x 8`0"
Bedroom	Upper	14`3" x 14`4"	Bedroom - Primary	Upper	14`3" x 17`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$278

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 1511877

Remarks

Pub Rmks: **Welcome to #102, 2400 Ravenswood View SE, Airdrie! This beautiful townhouse, offering 1,068 sq ft of well-designed living space, is the perfect opportunity for anyone looking to move out of renting or apartment living into a home of their own. As you step inside, you'll be greeted by a bright and open main floor, featuring a spacious living room that flows seamlessly into the dining area and a modern kitchen. The kitchen is complete with granite countertops, a stylish subway tile backsplash, stainless steel appliances, and a convenient corner pantry. The thoughtful layout also includes a window over the sink, allowing natural light to fill the space, creating a warm and inviting atmosphere. A half bathroom on the main floor adds to the convenience, making it ideal for hosting guests or simply enjoying everyday living. Upstairs, the home continues to impress with two large primary bedrooms, each boasting its own ensuite bathroom, providing both privacy and comfort for everyone. One ensuite features a three-piece bath, while the other includes a four-piece bath, catering to all your needs. The unfinished basement offers plenty of potential for future development, whether you envision additional storage, a home office, or a recreational area. This versatile space also houses the laundry facilities, conveniently located yet neatly tucked away. The fully fenced backyard is perfect for outdoor activities and offers a safe space for pets or children to play. While there is no deck, the backyard has ample room to create your own outdoor oasis, whether that includes garden beds, patio furniture, or a barbecue area for summer gatherings. Parking is a breeze with one titled parking stall included and plenty of street parking available right in front of the property, making it easy for guests to visit. Located in the desirable community of Ravenswood, this townhouse provides a wonderful lifestyle with close proximity to schools, parks, and walking paths, all while being a short drive from local amenities and major roadways. This property isn't just a house; it's a place where you can truly feel at home. Don't miss the chance to own this beautiful and well-maintained townhouse. Schedule a viewing today and experience all that this lovely home has to offer!**

Inclusions: N/A
Property Listed By: First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123