



THE
A-TEAM

**RE/MAX
FIRST**

2400 RAVENSWOOD View #403, Airdrie T4A 0V7

MLS®#: **A2167797** Area: **Ravenswood** Listing Date: **09/22/24** List Price: **\$489,500**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 14-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,969 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Street Lighting**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,243**
 Low Sqft:
 Ttl Sqft: **1,243**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 10`8"	Kitchen	Main	12`6" x 9`1"
Dining Room	Main	8`10" x 8`5"	Foyer	Main	6`1" x 5`10"
Bedroom - Primary	Second	14`4" x 13`10"	Bedroom	Second	13`0" x 11`10"
Laundry	Second	3`2" x 2`11"	2pc Bathroom	Main	5`7" x 5`0"
4pc Ensuite bath	Second	7`11" x 4`11"	4pc Ensuite bath	Second	8`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$329

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1513389**

Remarks

Pub Rmks: **Welcome to Zen of Ravenswood! This desirable neighborhood is conveniently close to shopping, schools, parks, walkways and easy access to Calgary for commuters. Beautifully maintained townhome displays pride of ownership and recent upgrades including fresh paint throughout home and garage, brand new top-end appliances (stove with convection/air fry oven, refrigerator, dishwasher, microwave/hoodfan, stacked deluxe one-piece washer/dryer). Functional open plan, meticulously maintained, tastefully decorated, and move-in ready. Attractive design with covered entrance and front drive oversize single attached garage with inside access. Large foyer with laminate flooring throughout main level. Stylish kitchen features breakfast bar, granite counters and plenty of cupboard and counter space. Adjoining spacious dining area with patio door to back deck and private fenced yard. Spacious and bright living room with built-in counter/shelf. Main floor 2-piece powder room. Upper level features 2 very spacious master bedrooms with large closets (one walk-in) and 4-piece ensuites. Convenient upper level laundry and linen closet. Basement is unspoiled and ready for your development plans. Enjoy the outdoors from private back deck and yard. Just move in and enjoy!**

Inclusions: **Coat hooks in front entrance**
Property Listed By: **Real Estate Professionals Inc.**

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









