



THE A-TEAM

RE/MAX FIRST

604 EAST LAKE Boulevard #2328, Airdrie T4A 0G5

MLS#: A2168909 Area: East Lake Industrial Listing Date: 10/07/24 List Price: \$312,999
Status: Active County: Airdrie Change: -\$12k, 22-Nov Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Airdrie
Year Built: 2013
Lot Information: Lot Sz Ar: 824 sqft
Access: Parkade, Titled, Underground

Finished Floor Area: Abv Sqft: 819, Low Sqft: 819, Ttl Sqft: 819

DOM: 106
Layout: Beds: 2 (2), Baths: 2.0 (2 0), Style: Apartment
Parking: Ttl Park: 1, Garage Sz:

Utilities and Features

Roof: Baseboard, Natural Gas
Heating: Baseboard, Natural Gas
Sewer: Balcony
Ext Feat: Balcony
Construction: Metal Siding, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source: Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Den, Bedroom, and 3pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: \$514 Title: Fee Simple Zoning: DC-29

Fee Freq:
Monthly

Legal Desc: **0913950**

Remarks

Pub Rmks: **Nestled in a highly sought-after area, this charming 2-bedroom, 2-bath condo offers an ideal balance of peaceful nature and modern convenience. Looking over lush green space, it provides a private and serene setting with unobstructed views of nature right from your living room. Step outside, and you'll find yourself moments away from East Lake Park, where sparkling waters and vibrant walking paths wind through a scenic landscape. This is a true retreat for nature lovers, offering daily encounters with greenery and local wildlife. Inside, the open-concept layout is designed for both relaxation and entertaining. The kitchen, featuring sleek stainless steel appliances, an eat-up bar, and ample storage, serves as a functional and stylish centerpiece. The spacious living area leads to a cozy patio—perfect for sipping your morning coffee while soaking in the serene surroundings. The primary bedroom offers a private 3-piece ensuite, creating a comfortable personal sanctuary. Another full bathroom, additional bedroom and den completes this beautiful home. Additional conveniences include in-suite laundry and titled parkade parking + storage, making daily life easy and practical. For those seeking an active lifestyle, you'll love the quick access to Genesis Place Rec Center and East Lake's scenic walking trails. The condo is also conveniently located just minutes from CrossIron Mills shopping center and Calgary International Airport, offering easy access to retail therapy and effortless travel. And with Deerfoot Trail nearby, commuting is a breeze while still being able to return to your peaceful haven at the end of the day. Come experience the perfect blend of nature and convenience—schedule your viewing today!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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







