



THE
A-TEAM

**RE/MAX
FIRST**

760 RAILWAY Gate #501, Airdrie T4B 3C6

MLS®#: **A2170618**

Area: **Luxstone**

Listing Date: **10/10/24**

List Price: **\$379,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

42
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,851 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting,Treed**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 6`1"	Dining Room	Main	8`7" x 9`0"
Kitchen	Main	8`7" x 9`3"	Living Room	Main	10`8" x 13`5"

**3pc Ensuite bath
Bedroom
Bedroom - Primary**

**Upper
Upper
Upper**

**4`8" x 9`10"
9`10" x 11`10"
12`9" x 13`10"**

**4pc Bathroom
Bedroom**

**Upper
Upper**

**5`11" x 9`1"
9`2" x 12`10"**

Legal/Tax/Financial

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-9

Legal Desc: **0413098**

Remarks

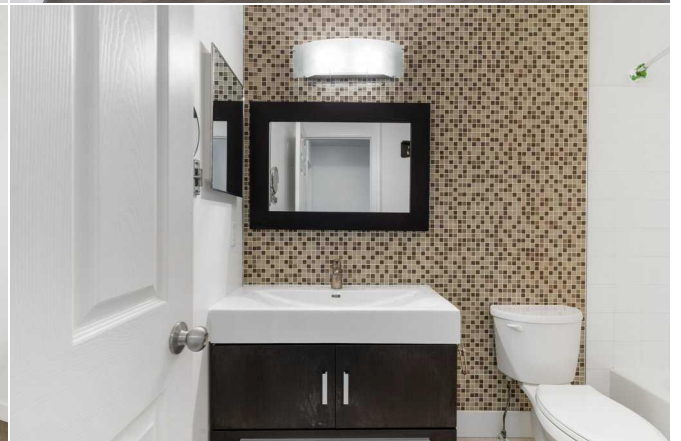
Pub Rmks: **This pet-friendly end-unit condo offers over 1,265 sq. ft. of developed living space in a peaceful neighborhood off 8th Street in Airdrie, conveniently close to all amenities. Its location is enhanced by proximity to Iron Horse Park. The home features two spacious levels, with the main floor bathed in natural light. It includes a welcoming living area, dining space, and an open-concept kitchen, all with access to a private deck. Upstairs, you'll find a generously sized primary bedroom with a 3-piece ensuite and a large closet. The undeveloped basement provides ample storage and plenty of room for customization. Outdoor living is a highlight, with a fully landscaped, fenced, tree-lined, east-facing backyard, and a private deck perfect for entertaining. Additional perks include an attached single-car garage with a parking pad and two neighboring visitor parking stalls. This home offers the perfect blend of comfort and convenience, close to everything you need.**

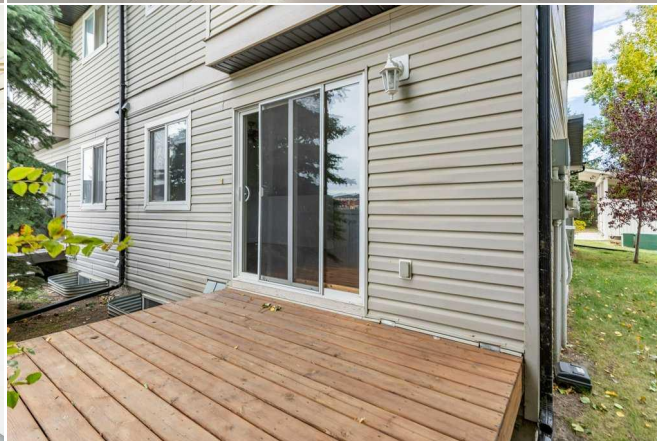
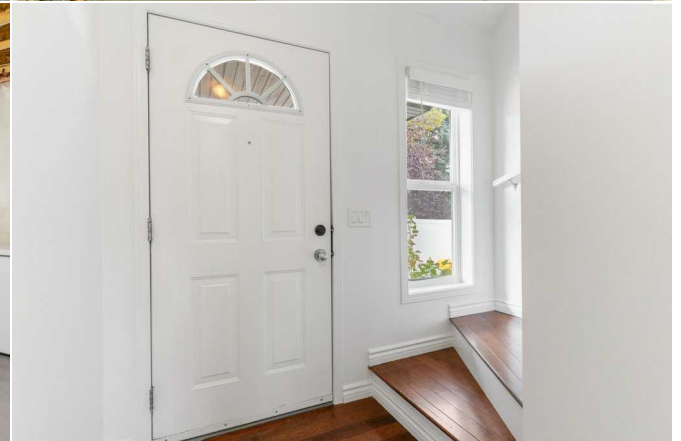
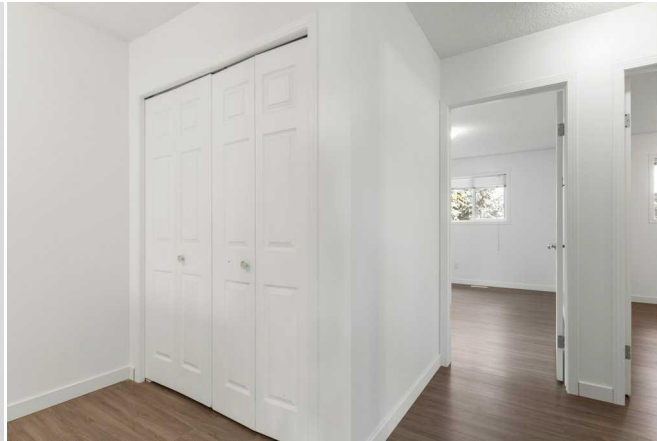
Inclusions:
Property Listed By: **N/A
Royal LePage Mission Real Estate**

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





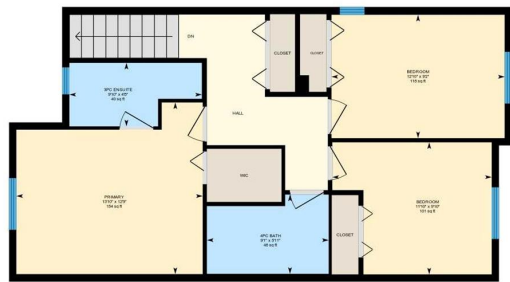






501-760 Railway Gate SW, Airdrie, AB

2nd Floor Exterior Area 715.80 sq ft

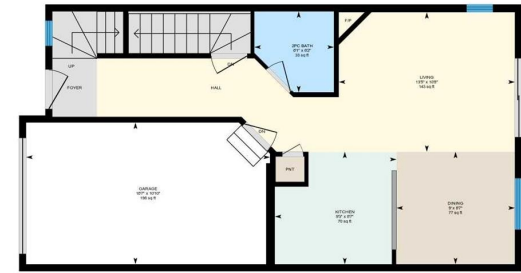


PREPARED: 2024/10/09

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

501-760 Railway Gate SW, Airdrie, AB

1st Floor Exterior Area 549.05 sq ft
Excluded Area 213.26 sq ft



PREPARED: 2024/10/09

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