



THE
A-TEAM

**RE/MAX
FIRST**

1530 BAYSIDE Avenue #203, Airdrie T4B4B5

MLS® #: **A2176002**

Area: **Bayside**

Listing Date: **10/30/24**

List Price: **\$489,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2015

Lot Information

Finished Floor Area

Lot Sz Ar:

1,554 sqft

Lot Shape:

Abv Sqft:

1,378

Low Sqft:

Ttl Sqft:

1,378

DOM

22

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached, Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick, Stone, Vinyl Siding

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**

Int Feat: **High Ceilings, Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`5" x 2`11"
Kitchen	Main	9`1" x 11`2"
5pc Ensuite bath	Second	4`11" x 9`7"
Bedroom	Second	9`0" x 9`3"
Bedroom - Primary	Second	11`0" x 13`0"
Living Room	Lower	11`0" x 14`6"
Mud Room	Lower	8`1" x 5`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	18`2" x 5`11"
Dining Room	Main	8`11" x 18`3"
4pc Bathroom	Second	8`11" x 4`11"
Bedroom	Second	8`7" x 9`1"
Laundry	Second	3`1" x 3`2"
Entrance	Lower	4`9" x 6`4"
Storage	Basement	8`5" x 4`8"

Furnace/Utility Room	Basement	10`11" x 16`9"	Legal/Tax/Financial
Condo Fee: \$300		Title: Fee Simple Fee Freq: Monthly	Zoning: R4
Legal Desc:	1511490	Remarks	
Pub Rmks:	Turn-Key AirBnB Opportunity or Your New Home! Welcome to this immaculate, modern townhome—the perfect investment opportunity or place to call home. Whether you're looking for a turn-key AirBnB or a stylish new residence, this property offers everything you need. An added bonus is the attached rear garage, providing convenient access and extra storage space. Boasting 3 bedrooms and new appliances throughout, this home combines contemporary design with everyday comfort. The open-concept layout features high ceilings and a striking unique open staircase, creating an airy and inviting atmosphere. The unfinished basement is a blank canvas, ready for your creative ideas—whether it's a home gym, theater, office, or extra bedroom. Located close to all amenities, schools, playgrounds Airdrie has to offer, a must see!		
Inclusions:	n/a		
Property Listed By:	One Percent Realty		

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











