

272 BIG HILL Circle, Airdrie T4A 1R9

MLS®#: **A2177613** Area: **Big Springs** Listing Date: **11/06/24** List Price: **\$250,000**
 Status: **Active** County: **Airdrie** Change: **-\$35k, 01-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1978** Abv Sqft: **955**
 Lot Information
 Lot Sz Ar: **4,004 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **955**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Modular Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Rectangular Lot,Views**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Jetted Tub,Laminate Counters,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 8`4"	Bedroom	Main	10`2" x 15`0"
Bedroom - Primary	Main	13`3" x 11`2"	Kitchen	Main	16`5" x 13`3"
Living Room	Main	16`3" x 13`3"	Laundry	Main	5`11" x 5`6"
Balcony	Main	35`11" x 7`9"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

DC-16-C

7711562

Remarks

Pub Rmks:

HOME SWEET HOME! Welcome to this charming bungalow style home in the popular community of Big Springs in amazing Airdrie. This is one of the most affordable opportunities you will find for a detached home in the area! Perfect for both investors and first-time home buyers alike. This home offers 2 bedrooms, 1 bathroom and 955+ SQFT of upgraded living space. Inside you will find a large open concept living room, a spacious contemporary kitchen with an island, a generous sized bedroom, a wonderful primary bedroom and a 4 piece bathroom. HOME UPGRADES include a newer furnace, newer hot water tank, new flooring, new siding, new fence and a new roof that was replaced in 2018. Outside, there is your large private, partially fenced lot with a massive deck, shed and a parking pad that can accommodate 2 vehicles. This terrific location is steps from a green space and pathways, East Lake, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick drive to Calgary. Don't miss out on this rare opportunity for investors and home buyers alike. Book your private viewing today!

Inclusions:

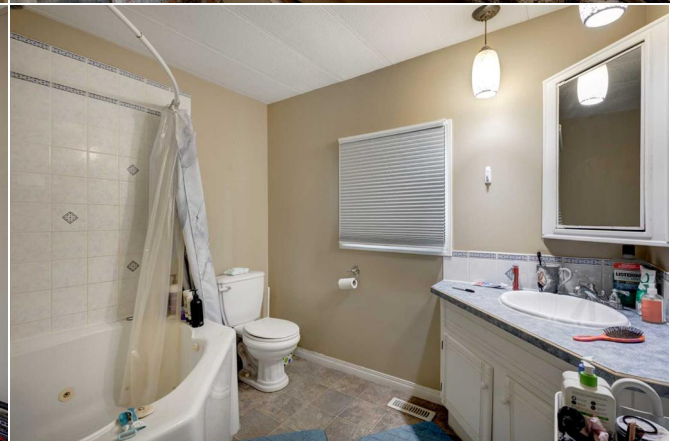
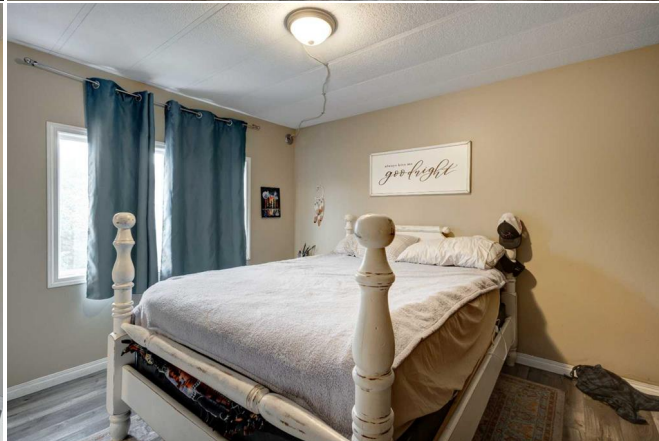
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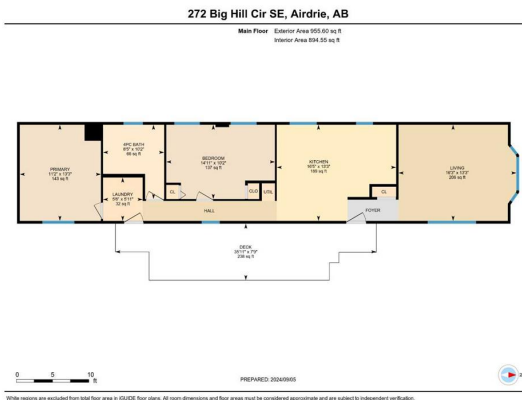
Property Listed By:

Century 21 Bamber Realty LTD.

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







While regions are excluded from total floor area in FOUDE floor plan, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

