

105 RAILWAY Avenue #1508, Airdrie T4B 0E3

MLS®#: **A2178157** Area: **Luxstone** Listing Date: **11/08/24** List Price: **\$325,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **1,101 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,093**
 Low Sqft:
 Ttl Sqft: **1,093**

Access:
 Lot Feat:
 Park Feat: **Stall**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stucco**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$312

Fee Simple

DC-24

Fee Freq:

Monthly

Legal Desc: 0912396

Remarks

Pub Rmks: **Step inside and discover an urban sanctuary that blends the vibrancy with the welcoming charm of Airdrie. This rare two-storey loft in the sought-after sound-proof concrete built Railtown building, offers a unique twist on modern living, ideal for young couples craving city-style ambiance without the Calgary price tag. From the moment you step into the spacious foyer, the atmosphere is set by the sleek tile flooring, a striking wall of mirrored closets, and soaring 16-foot floor-to-ceiling windows that flood the space with natural light. Imagine cozy mornings with endless views from the loft above, an inspiring scene to start every day. The open-concept main floor flows seamlessly, framed by beautiful maple cabinetry and upgraded modern laminate, creating a chic yet inviting feel. Stainless steel appliances add a touch of luxury, while in-floor heating ensures cozy comfort through every season. This home is brimming with thoughtful upgrades: two private entrances with access to elevators, concrete construction for added tranquility, two full baths, and plenty of storage—from convenient under-the-stair nooks to an additional locker on the main floor. The vibrant community offers everything you need within walking distance—whether it's a quick stop at Sobeys, a delightful dinner at an Italian bistro, or a casual evening at Original Joe's. For fitness enthusiasts, the local gym is just a stone's throw away. Trendy, one-of-a-kind, and filled with character—this loft condo is more than a home; it's a lifestyle. Come see it for yourself, and let it capture your heart.**

Inclusions: N/A
Property Listed By: Real Broker

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





