



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 RAILWAY Avenue #1508, Airdrie T4B 0E3**

MLS®#: **A2178157**

Area: **Luxstone**

Listing Date: **11/08/24**

List Price: **\$299,500**

Status: **Pending**

County: **Airdrie**

Change: **-\$26k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Airdrie**  
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,093**

Low Sqft:

Ttl Sqft: **1,093**

Lot Information

Lot Sz Ar: **1,101 sqft**

Lot Shape:

DOM

**85**

Layout

Beds: **1 (1 )**

Baths: **2.0 (2 0)**

Style: **Multi Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$312

Fee Simple

DC-24

Fee Freq:

Monthly

Legal Desc: 0912396

Remarks

Pub Rmks: **PRICED TO SELL! 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 Raitown 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 of the building. The vibrant community offers everything you need within walking distance—whether it's a quick stop at Sobey's, 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





