

**1010 RAILWAY Street #309, Crossfield T0M0S0**

MLS® #: **A2182646**      Area: **NONE**      Listing Date: **12/10/24**      List Price: **\$199,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Crossfield**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Assigned,Outside,Parking Lot,Parking Pad,Stall**

Finished Floor Area

Abv Sqft: **724**  
 Low Sqft:  
 Ttl Sqft: **724**

DOM

**43**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**  
 Int Feat: **Elevator,Laminate Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`7" x 12`0"	Bedroom	Main	14`11" x 9`6"
Living Room	Main	11`8" x 10`1"	Kitchen	Main	12`11" x 10`0"
Storage	Main	5`7" x 3`6"	4pc Bathroom	Main	4`11" x 7`7"
4pc Ensuite bath	Main	4`11" x 7`9"			

Legal/Tax/Financial

Condo Fee: **\$425**      Title: **Fee Simple**      Zoning: **CBD**

Legal Desc: 0815824

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this top-floor, corner-unit condo—the largest in the building! Boasting 2 spacious bedrooms and 2 full 4-piece bathrooms, this well-maintained gem offers peaceful east views from the large living room window. The bright, open-concept design seamlessly connects the kitchen and living room, complemented by ample kitchen cabinetry and an additional hallway storage room. The primary bedroom features a king-size layout, a walk-in closet, and a private ensuite, while the generous secondary bedroom easily accommodates a queen bed. Located in a quiet complex above shops and amenities—including a Main Street laundromat—this unit also comes with an assigned parking stall and affordable condo fees covering water, heat, and sewer. With its current rental status and a quick 15-minute commute to Airdrie, this condo is a fantastic opportunity for investors or those seeking a peaceful retreat from city life.**

Inclusions: N/A  
Property Listed By: Quest Realty

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







