



THE
A-TEAM

**RE/MAX
FIRST**

350 HILLCREST Square, Airdrie T4B 4H8

MLS®#: **A2183988**

Area: **Hillcrest**

Listing Date: **12/18/24**

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

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2018**

Lot Information

Lot Sz Ar: **930 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped, Rectangular Lot**
Park Feat: **Single Garage Attached**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **High Ceilings, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Main	9`10" x 12`9"
Dining Room	Second	9`5" x 12`11"
Living Room	Second	16`9" x 12`7"
4pc Ensuite bath	Third	5`1" x 8`2"
Laundry	Third	2`11" x 5`4"

Room	Level	Dimensions
2pc Bathroom	Second	4`8" x 5`7"
Kitchen	Second	10`11" x 8`8"
4pc Bathroom	Third	9`3" x 5`6"
Bedroom	Third	10`0" x 10`4"
Bedroom - Primary	Third	10`2" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710281

Zoning:
R-BTB

Remarks

Pub Rmks: **Welcome to this bright and spacious 2-bedroom, 2.5-bathroom townhouse in the highly sought-after SW neighborhood of Hillcrest. This well-maintained home offers a fantastic opportunity with NO condo fees and features a single-car garage for added convenience. Enjoy a bright and airy open concept living space, perfect for relaxation or entertaining. The kitchen is designed for functionality and style, while the large windows let in an abundance of natural light, creating a welcoming atmosphere throughout. The home boasts a master bedroom with its own private ensuite, plus an additional bathroom on the third floor and a powder room conveniently located on the second floor. With quick access to 40th Street and Deerfoot Trail, commuting and running errands couldn't be easier. Plus, you're close to shopping, parks, and all the amenities that make Hillcrest a desirable place to live. This townhouse is vacant and ready for immediate possession - don't miss out on this fantastic opportunity!**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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







