

**2400 RAVENSWOOD View #1306, Airdrie T4A 0V7**

MLS®#: **A2199919**      Area: **Ravenswood**      Listing Date: **03/07/25**      List Price: **\$374,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 01-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **990 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,037**  
 Low Sqft:  
 Ttl Sqft: **1,037**

DOM  
**37**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$292**      Title: **Fee Simple**      Zoning: **R3**  
 Fee Freq: **Monthly**

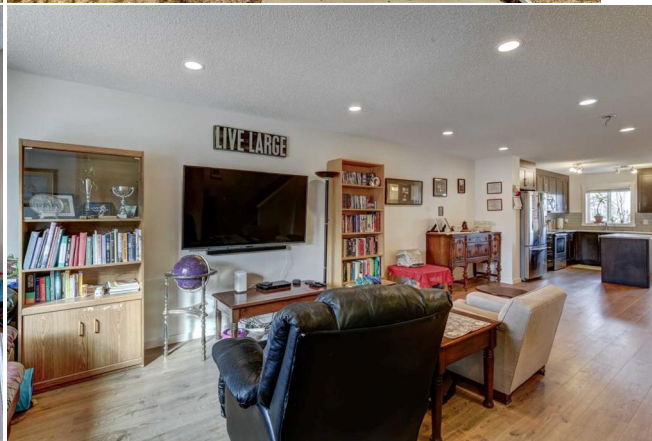
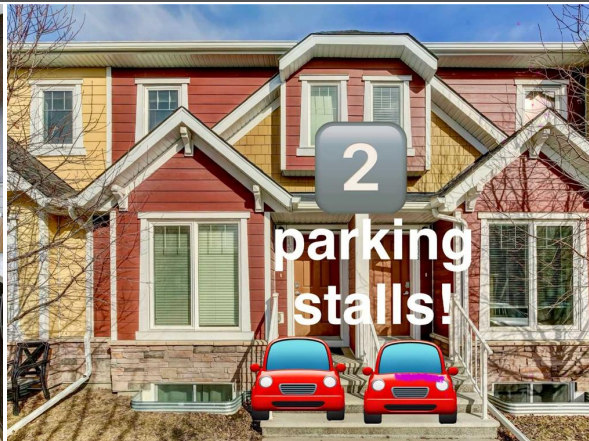
Legal Desc: **1511877**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SAT April 5th 2-3pm\*\* Lowest Priced Townhouse with 2 stalls, full basement in Airdrie! The newest and the most affordable! OVER 1500 SQFT of Living space!! basement partially finished, but huge basement area can be developed to add rec room and a bathroom!! This sunny 3 bedroom open concept home offers upgraded appliances, granite counters, Luxury vinyl plank floors on the main . The upstairs features 2 beds with 1 full bathroom (pocket door to primary bedroom) and large walk in closet! The lower level has one finished bedroom and the rest is up to your imagination! add a media/fitness room and another bath if you so choose! The backyard is private and features a low maintenance composite deck (one of the only decks in the complex!). The best part?!?! You can move in right away! Check out Ravenswood community to see the numerous walking paths, schools and close proximity to all the shopping you require! Did I mention how close Genesis rec Centre is?! The quick access to airport and the HWY are also huge bonuses!**

Inclusions: **TV brackets, BBQ**  
Property Listed By: **Real Estate Professionals Inc.**

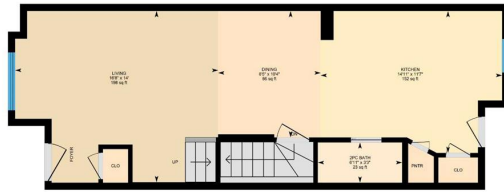
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





1306-2400 Ravenswood View SE, Airdrie, AB

Main Floor Interior Area 530.09 sq ft



0 3 6 ft

PREPARED: 2025/03/06

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

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2nd Floor Interior Area 507.27 sq ft



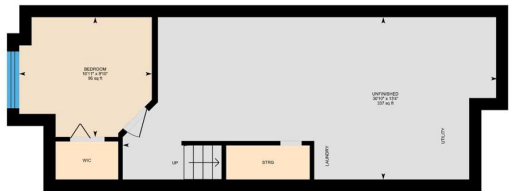
0 3 6 ft

PREPARED: 2025/03/06

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Basement (Below Grade) Exterior Area 600.32 sq ft  
Interior Area 450.79 sq ft



0 3 6 ft

PREPARED: 2025/03/06

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