

# \$249,900 - 1410, 604 8 Street Sw, Airdrie

MLS® #A2209683

## \$249,900

1 Bedroom, 1.00 Bathroom, 713 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Bright & Spacious 1 Bedroom Condo in the Heart of Airdrie – Ideal for First-Time Buyers or Someone Looking to Downsize

Welcome to this charming and well-maintained 712 sq ft, 1 bedroom, 1 bathroom condo located in the vibrant core of Airdrie. This unit offers an excellent opportunity for first-time homeowners, students, or anyone looking to downsize without sacrificing comfort or convenience.

As you step inside, youâ€™re greeted by a spacious and open-concept layout that seamlessly connects the kitchen and living room, creating a bright and airy feel throughout. The kitchen is functional and well laid-out, featuring updated quartz countertops, plenty of cabinet space, and room to cook and entertain. The living area flows effortlessly to the private south-facing balcony – perfect for soaking up the sun, enjoying a quiet coffee, or relaxing with friends. The balcony also includes a gas line for a BBQ, which is a rare and unique feature in this complex.

The bedroom is generously sized with ample closet space, and the full 4-piece bathroom has also been updated with quartz countertops, offering a fresh and modern feel. Added features include in-suite laundry within the storage/laundry room, providing extra convenience and keeping your living space clutter-free.



This condo offers exceptional value, with all utilities except electricity included in the monthly condo feesâ€”making it easy to manage your budget with minimal surprise costs. Located in the middle of Airdrie, youâ€™re just minutes from grocery stores, restaurants, schools, public transit, parks, and everything else the city has to offer.

Whether youâ€™re entering the market, attending school, or looking for a low-maintenance lifestyle, this unit checks all the boxes. Affordable, well-located, and move-in readyâ€”donâ€™t miss your chance to make this welcoming condo your new home!

Built in 2002

### **Essential Information**

MLS® #	A2209683
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	713
Acres	0.02
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1410, 604 8 Street Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	DC-7

## Listing Details

Listing Office	CIR Realty
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