

# \$286,500 - 1315, 604 8 Street Sw, Airdrie

MLS® #A2199983

## \$286,500

2 Bedroom, 2.00 Bathroom, 911 sqft  
Residential on 0.00 Acres

Downtown., Airdrie, Alberta

Welcome to this beautifully updated END-UNIT condo on the THIRD-FLOOR, perfectly located in DOWNTOWN Airdrie! This spacious 2-bedroom, 2-bathroom home features BRAND NEW WINDOWS (August 2024) and BLINDS (August 2024) that flood the space with natural light. The SE-facing deck offers a sunny retreat, perfect for morning coffee or relaxing evenings. Inside, you'll find stunning premium laminate Austrian flooring, an OPEN-CONCEPT dining and living area, featuring a GAS fireplace, and a modern kitchen with UPDATED COUNTERTOPS and BACKSPLASH (2022), a NEW MICROWAVE (2024) and DISHWASHER (2022). The primary suite includes a 4-piece ENSUITE, while the second bedroom is ideal for guests, a home office, or family members. Enjoy the convenience of an ASSIGNED PARKING STALL, plus ample FREE visitor parking for your guests. This prime DOWNTOWN location puts you within walking distance of shopping, schools, restaurants, and recreation, including Iron Horse Park and Chinook Winds Park. Don't miss out on this move-in-ready gem—schedule your showing TODAY!



Built in 2002

## Essential Information

MLS® # A2199983

Price \$286,500

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1315, 604 8 Street Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

### **Amenities**

Amenities	Elevator(s), Gazebo, Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Uncovered Courtyard
Lot Description	Gazebo, Landscaped, Lawn, Street Lighting

Roof	Rubber, Shingle
Construction	Vinyl Siding

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	8
Zoning	DC-7

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.