

# \$354,999 - 1014, 2400 Ravenswood View Se, Airdrie

MLS® #A2090424

**\$354,999**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Ravenswood, Airdrie, Alberta

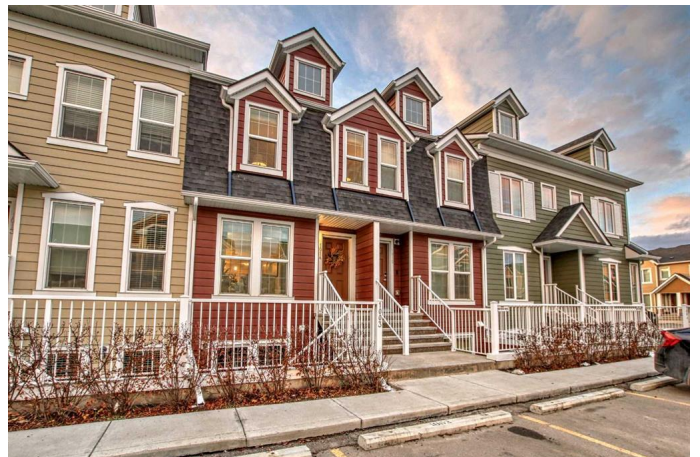
**IMMEDIATE POSSESSION Up for Grabs!**

Let's talk about a townhouse that's more fabulous than a disco ball in Airdrie. Crafted with love in 2017 by the wizards at Avalon Master Builder, this place is in **RAVENSWOOD** - a neighborhood so secure, even the squirrels have security badges. One of the few units with **AIR-CONDITIONING!!!** (2022)

As you enter, you'll feel like royalty, thanks to the foyer's regal welcome. The Living Room is perfect for those family get-togethers, but no sunshine overload here - we've got plenty of Vitamin D already.

The heart of this fantastic abode boasts sleek cabinetry, gleaming quartz counters, a central island, and top-notch stainless steel appliances. It's where culinary magic happens. The layout is as clever as a cat with a calculator, featuring **TWO BEDROOMS** on opposite ends. The primary suite even has a secret passage (Walk-Through Closet) to the well-appointed four-piece bathroom. Don't forget to loo up and climb the ladder up into the attic as there is ample storage room for all your stuff!!

Now, let's talk about the **BACKYARD** - it's **FENCED** and ready for all your furry friends, no matter if they're the size of a squirrel or a Saint Bernard. You can just imagine them having a 'pawty' back there while you sip your



morning coffee.

This condo even comes with a parking spot that's got your name on it. If you're feeling adventurous, a quick 15-minute saunter or a zippy 2-minute drive down Yankee Valley Boulevard will land you in Kingsview Market, a treasure trove of amenities.

And let's not forget the maze of pathways leading to PARKS and PLAYGROUNDS. You're never far from a fun adventure. Plus, you're within a stone's throw of Genesis Place, Cross Iron Mills, and three schools. So, whether you're a gym buff, a shopaholic, or a bookworm, there's something for everyone in the family.

Need to hit the highway? No problemo! With easy access to the QE 2 highway and Stoney Trail, you'll be in Calgary or beyond in no time. Oh, and did we mention the HALF BATH on the MAIN LEVEL? Perfect for your guests! And with the SECOND BEDROOM GENEROUSLY SIZED if you have two kids, they could share this room, making it a sibling paradise! Affordable homeownership is calling your name, so don't dilly-dally before someone else snatches it up!

Built in 2017

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2090424  |
| Price          | \$354,999 |
| Sold Price     | \$360,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,109     |
| Acres          | 0.00      |

|            |               |
|------------|---------------|
| Year Built | 2017          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1014, 2400 Ravenswood View Se |
| Subdivision | Ravenswood                    |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T4A0V7                        |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked         |
| Heating           | Central                                                                                                    |
| Cooling           | Central Air                                                                                                |
| Basement          | None                                                                                                       |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 9th, 2023  |
| Date Sold      | November 22nd, 2023 |
| Days on Market | 13                  |

|          |      |
|----------|------|
| Zoning   | R3   |
| HOA Fees | 0.00 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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