

\$220,000 - 308, 305 1 Avenue Nw, Airdrie

MLS® #A2093153

\$220,000

1 Bedroom, 1.00 Bathroom, 661 sqft

Residential on 0.02 Acres

Downtown, Airdrie, Alberta

Back on the market due to financing. Step into serenity with this charming 1-bedroom, 4 piece bathroom, seniors retreat located on the 3rd floor, nestled within the Fletcher Village apartment complex. Enjoy living in the heart of Airdrie's downtown in this adult only, 60+ building! This thoughtfully designed residence features an open concept layout including a functional kitchen, dining area & a cozy living room with back door. This leads outdoors to your private, covered balcony which is a perfect spot for morning coffee or afternoon tea. A sizeable bedroom & well-appointed bathroom for both style & accessibility, plus the ultimate convenience of in-suite laundry with storage space. There is also a building laundry facility located on the 3rd floor just outside your door for added comfort & use. This building offers various spaces such as a games area for socializing that includes a piano, pool table, shuffleboard plus there is an exercise room, a workshop for tinkering, a dedicated dining area for shared meals or entertaining family/friends, & a tranquil library/sitting room for relaxation. Enjoy working on a puzzle at one of the puzzle stations too. Plenty of social programs to keep you busy, not to mention the convenient access to an onsite salon & the option for pre ordering meals on the days you just don't feel like cooking! More than just a home, this seniors apartment is a haven where comfort, convenience, & companionship converge. 2 guest suites available for a fee for visiting



family & friends are available to book; what more could you need? Pets are allowed as well upon board approval. Book your private viewing & step into a new chapter of comfortable & connected living today!

Built in 1998

Essential Information

MLS® #	A2093153
Price	\$220,000
Sold Price	\$214,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661
Acres	0.02
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	308, 305 1 Avenue Nw
Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1H6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Barbecue, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	December 15th, 2023
Days on Market	28
Zoning	DC-1
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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