

\$214,900 - 1308, 604 8 Street Sw, Airdrie

MLS® #A2107015

\$214,900

1 Bedroom, 1.00 Bathroom, 504 sqft
Residential on 0.01 Acres

Downtown, Airdrie, Alberta

Contemporary, bright and open this extremely functional 1 bed 1 bath unit is the perfect pairing of lock up and go with convenient and comfortable living all done in style!

Functionality is optimized in this unit from the BUILT IN MURPHY BED to the built ins throughout including in the living/dinning space allowing for the possibility of minimalist day to day living without sacrificing the option of hosting and entertaining. An open concept living room to dinning area featuring built ins that can be multi purposed as a desk/office space, crafting area, homework station, additional buffet/serving area, coffee station or bar area, with a dinning space large enough to host a 6-person table adjacent to the tv rec space/ living room which can be seamlessly turned into a guest area with the lightweight and easy to use built in Murphy bed. Spacious primary bedroom can host proper bedroom sized furniture and for additional functionality there are built ins in the closet. Spacious 4-piece bathroom nicely updated, and the unit also features a gorgeously updated kitchen assembled with best use of space in mind. INSUITE LAUNDRY located in the well-appointed storage room and a large private and bright balcony a great space to kick back and relax on those summer days. Not to mention this condo is conveniently located close to the elevator and comes complete with a surface parking spot, and LOW CONDO FEES OF 323/MONTH THAT INCLUDE ALL UTILITIES (electricity, heat,



sewer and water), Common Area Maintenance, Insurance, Maintenance of Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, AND Trash) Very well maintained complex with ample parking and located with close access in and out of the community as well as close proximity to schools, parks, shopping including groceries and more. The perfect property for someone who appreciates a stylish functional minimalistic low maintenance lifestyle, great opportunity for the first-time buyer (s), someone looking to downsize and for investors.

Built in 2002

Essential Information

MLS® #	A2107015
Price	\$214,900
Sold Price	\$210,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	504
Acres	0.01
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1308, 604 8 Street Sw
Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2W4

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Other
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	February 10th, 2024
Date Sold	March 6th, 2024
Days on Market	25
Zoning	DC-7
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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