

\$259,800 - 218, 305 1 Avenue Nw, Airdrie

MLS® #A2116859

\$259,800

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.02 Acres

Old Town, Airdrie, Alberta

Welcome to Fletcher Village, Airdrie's sought after 60+ living centre. The moment you enter the main doors, you are greeted by a large open social lounge/library area with comfortable sofas and high back winged chairs, vaulted ceilings & wooden beams, all anchored together by a two-story brick gas fireplace. Continuing in the lobby area you will find a games area with shuffleboards and pool tables as well as a large dining area with an available kitchen. As if that wasn't enough, all of this exits onto a private south-facing outdoor Garden courtyard. The unit itself is located on the second floor and has a nice balcony view overlooking the indoor common area just described. Entering the unit you are greeted by a clean, bright & sunny open-concept living room dining room & kitchen area, that exits onto a large covered balcony. The unit also features two large bedrooms with sunny windows, a large four-piece bath, with plenty of room for assisted mobility support And a private in-suite laundry room with storage. The centre offers pay-per-use services as well such as Guest Suites & more. All areas are wheelchair accessible. The board is pet friendly but permission is needed. Monthly condo fees include all utilities. These two-bedroom units rarely come up so don't miss your opportunity to settle into this friendly community you will call home.

Built in 1998



Essential Information

MLS® #	A2116859
Price	\$259,800
Sold Price	\$259,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.02
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	218, 305 1 Avenue Nw
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2M5

Amenities

Amenities	Bicycle Storage, Community Gardens, Fitness Center, Game Court Interior, Guest Suite, Parking, Party Room, Picnic Area, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Wood Frame

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	DC-1
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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