

# \$525,000 - 405 1 Avenue Ne, Airdrie

MLS® #A2128972

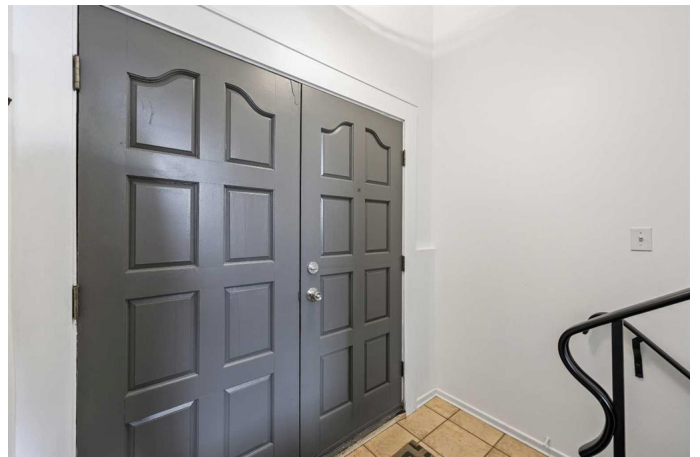
**\$525,000**

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.20 Acres

Old Town, Airdrie, Alberta

This charming property in central Airdrie offers an exceptional investment opportunity with its expansive lot size, prime location, and potential for dual rental incomes. With recent updates enhancing its appeal, it's an ideal choice for both first-time homebuyers looking to offset their mortgage expenses and investors seeking lucrative rental opportunities. Located in The Village, one of Airdrie's most coveted communities, this property offers a blend of historical charm and modern convenience. Characterized by Airdrie's oldest heritage homes alongside many new builds, The Village presents a diverse architectural landscape. Notably, its prime location ensures quick access to Deerfoot Trail, granting residents seamless connectivity to Calgary's city center within a mere 22-minute drive, free from traffic lights. Additionally, the property enjoys centrality within Airdrie, with all essential amenities just a stroll away. Nestled opposite a baseball diamond and a children's park, and conveniently adjacent to Airdrie's Tri-Schools, this location offers a blend of recreational and educational advantages all within walking distance. Occupying an expansive lot spanning half a block, this property offers ample outdoor space rarely found in urban settings. The south end of the property showcases a massive fully fenced yard and a secondary fenced area on the east side ideal for a dog run. Furthermore, there's an open yard space extending to the alley,



providing flexibility for extra parking and gardening, or the possibility to establish distinct yards for both upper and lower-level residents. Being a corner lot with only one neighbor and a welcoming community atmosphere, residents enjoy ample parking, a sense of privacy, and neighborly camaraderie. The residence itself comprises a bi-level layout, boasting vaulted ceilings on the upper level and large windows in the basement, ensuring ample natural light throughout. Notably, the basement accommodates an illegal suite, complete with separate entrances, laundry facilities, thermostats, kitchens, and living areas. Completing the ensemble is an oversized double garage equipped with both gas and electricity, providing secure parking and additional storage space. Notable updates include, new shingles on the house and garage, paint, and upgraded flooring, ensuring the property's structural integrity and aesthetic appeal. With a history of generating \$3,900 in monthly rental income, this property presents an enticing opportunity for investors seeking dual rental incomes in a burgeoning locale. Similarly, first-time homebuyers can capitalize on the rental income to offset mortgage expenses, making this property a viable investment and residential option for various buyer profiles.

Built in 1961

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2128972  |
| Price          | \$525,000 |
| Sold Price     | \$540,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 917       |
| Acres          | 0.20      |

|            |             |
|------------|-------------|
| Year Built | 1961        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 405 1 Avenue Ne |
| Subdivision | Old Town        |
| City        | Airdrie         |
| County      | Airdrie         |
| Province    | Alberta         |
| Postal Code | T4B 1R1         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 4                                            |
| Parking        | Double Garage Detached, Insulated, Oversized |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 9th, 2024  |
| Date Sold      | May 17th, 2024 |
| Days on Market | 8              |
| Zoning         | R1-V           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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