

\$398,000 - 503, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2177088

\$398,000

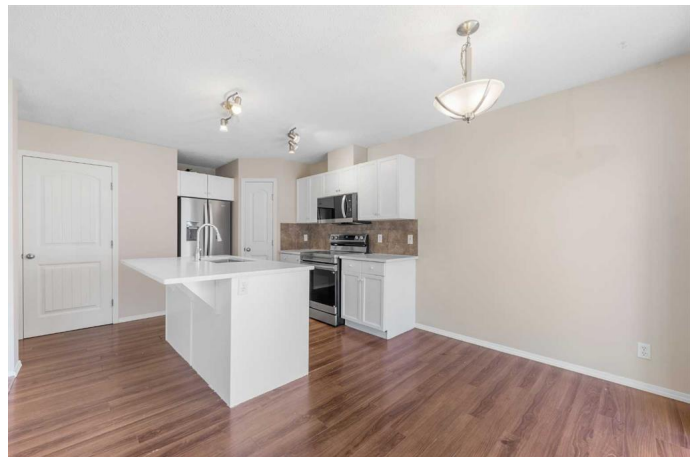
3 Bedroom, 3.00 Bathroom, 1,319 sqft
Residential on 0.04 Acres

Yankee Valley Crossing, Airdrie, Alberta

Location is everything, and this townhouse delivers it all. Just minutes from Deerfoot Trail, this property offers seamless access to Calgary, making commuting or weekend trips effortless. Whether you're heading into the city or exploring the local area, you'll appreciate how quickly you can get around. For your daily shopping and dining needs, Kingsview Market is just to the east, featuring major retailers like Save On Foods, Shoppers Drug Mart, and local favorites like Jam's Diner and Mary Brown's Chicken. Further south, Sierra Springs Shopping Centre is your go-to for major retailers like Walmart and Staples, while the nearby CrossIron Mills and Costco are just a short drive away.

Families will love the proximity to excellent schools. Nearby options include St. Martin de Porres High School for grades 9-12 and the innovative Footprints for Learning Charter Academy, which offers an entrepreneurial-focused curriculum for K-12 students. For younger children, École Edwards Elementary provides a strong academic foundation. With schools, shopping, and quick highway access all at your doorstep, this location offers unbeatable convenience for busy families or professionals.

The lifestyle this complex offers is unparalleled. With affordable condo fees your landscaping, snow removal, exterior maintenance/upkeep and some insurance



costs are already taken care of. Call your favorite realtor today for your in person tour and donâ€™t forget to check out the virtual and video tours.

Built in 2005

Essential Information

MLS® #	A2177088
Price	\$398,000
Sold Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	503, 800 Yankee Valley Boulevard Se
Subdivision	Yankee Valley Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L1

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Insulated, Single Garage Attached

Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Electric Stove,

	Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2024
Date Sold	December 17th, 2024
Days on Market	45
Zoning	DC-5
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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