

# **\$379,000 - 203, 760 Railway Gate Sw, Airdrie**

MLS® #A2204082

**\$379,000**

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.04 Acres

Downtown, Airdrie, Alberta

PRISTINE 3 Bedroom Townhouse with an attached oversize single garage AND driveway parking, tucked-away in the prestigious MacKenzie Village complex within Airdrie! The immaculate main-level hosts durable laminate flooring, and floods w/ sunlight through the many windows. Step inside to the Foyer that flows past a 2pc Powder Room into the open-concept Kitchen, Dining and Living Room space. The Kitchen is perfectly-equipped w/ loads of rich cabinetry, a tiled backsplash, and Breakfast Bar that overlooks the Dining Room. The spacious Living Room features a cozy tiled corner gas fireplace w/ a mantle and walks out the sliding glass doors to the outdoor oasis w/ a 2-tier back deck and custom wood railings for added privacy! Upstairs, the large Primary Suite has a coveted walk-in closet, and is thoughtfully located at the front of the home, separated from the 2nd & 3rd Bedrooms. Completing the upper-level is a shared 4pc Bathroom with a soaker tub / shower combo, and a linen closet for more storage! A finished Basement is the icing on the cake, with an O/S Rec Room, lower-level Laundry Room, and even more storage space - the opportunities are endless to make this space suit your lifestyle. You also get to enjoy the beautiful complex w/ mature trees and landscaping without the hassle of maintenance. This beautiful, quiet complex accepts up to 2 pets with Board approval, and is in an unbeatable location that's just steps away from walking paths, public transit, and



walking distance to many of Airdrie’s best amenities!

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2204082      |
| Price          | \$379,000     |
| Sold Price     | \$376,300     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,201         |
| Acres          | 0.04          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 203, 760 Railway Gate Sw |
| Subdivision | Downtown                 |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 3C5                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Recessed Lighting, Crown Molding                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Front Yard, Few Trees, Low Maintenance Landscape, Level |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Stone                                     |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Date Sold      | April 2nd, 2025  |
| Days on Market | 13               |
| Zoning         | DC-9             |
| HOA Fees       | 0.00             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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