

\$459,900 - 2276 Reunion Rise Nw, Airdrie

MLS® #A2242901

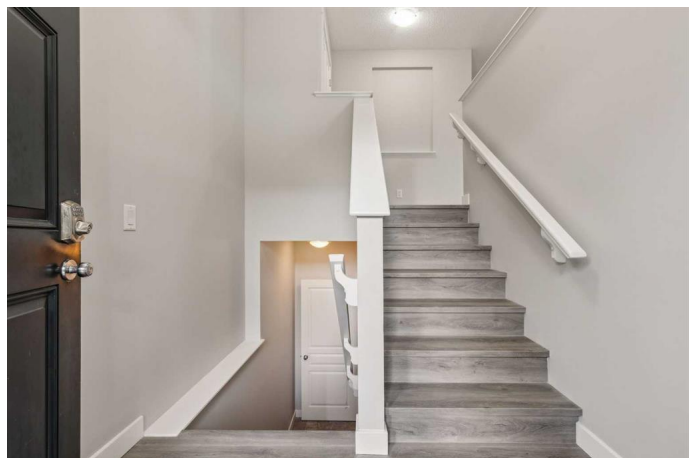
\$459,900

2 Bedroom, 1.00 Bathroom, 982 sqft

Residential on 0.08 Acres

Reunion, Airdrie, Alberta

Welcome to the most budget-friendly detached home in the lively Reunion community and beyond! This well-maintained bi-level has been recently updated and is perfectly positioned just a short stroll from Herons Crossing School, parks, and scenic pathways. With new luxury vinyl plank flooring flowing through the open-concept main floor, newly painted walls, modernized fixtures, and fresh carpets in the bedrooms, this home feels clean, contemporary, and move-in ready! Step inside to a spacious open layout that feels bigger than its square footage, thanks to plenty of natural light streaming through large windows. The kitchen is practical and inviting, featuring modern appliances, a gas range with microwave hoodfan, a central island with an eating bar for casual meals, and a pantry for all your storage needs. It's the perfect spot for whipping up dinners or hosting friends. Downstairs, the unfinished basement is a blank slate brimming with potential, boasting 9-foot ceilings, large, bright windows, and a bathroom rough-in. It's ready to become a 1 or 2-bedroom space, home gym, or cozy media room—whatever suits your lifestyle. With plumbing and venting already in place, development will be a snap. The furnace and hot water tank were just inspected and serviced and have a clean bill of health. Outside, the oversized 24' x 26' garage pad is primed for your dream garage. This clean and updated bi-level is a fantastic opportunity to own a detached home in a



fantastic neighbourhood at an unbeatable price. Book your showing today and see how easy it is to make this place your own!

Built in 2008

Essential Information

MLS® #	A2242901
Price	\$459,900
Sold Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	982
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2276 Reunion Rise Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0M8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Date Sold	August 5th, 2025
Days on Market	12
Zoning	R1-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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