

2328, 604 East Lake Boulevard NE  
Airdrie, Alberta

MLS # A2168909



## \$324,900

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Storage		

**Inclusions:** NA

Nestled in a highly sought-after area, this charming 2-bedroom, 2-bath condo offers an ideal balance of peaceful nature and modern convenience. Looking over lush green space, it provides a private and serene setting with unobstructed views of nature right from your living room. Step outside, and you'll find yourself moments away from East Lake Park, where sparkling waters and vibrant walking paths wind through a scenic landscape. This is a true retreat for nature lovers, offering daily encounters with greenery and local wildlife. Inside, the open-concept layout is designed for both relaxation and entertaining. The kitchen, featuring sleek stainless steel appliances, an eat-up bar, and ample storage, serves as a functional and stylish centerpiece. The spacious living area leads to a cozy patio—perfect for sipping your morning coffee while soaking in the serene surroundings. The primary bedroom offers a private 3-piece ensuite, creating a comfortable personal sanctuary. Another full bathroom, additional bedroom and den completes this beautiful home. Additional conveniences include in-suite laundry and titled parkade parking + storage, making daily life easy and practical. For those seeking an active lifestyle, you'll love the quick access to Genesis Place Rec Center and East Lake's scenic walking trails. The condo is also conveniently located just minutes from CrossIron Mills shopping center and Calgary International Airport, offering easy access to retail therapy and effortless travel. And with Deerfoot Trail nearby, commuting is a breeze while still being able to return to your peaceful haven at the end of the day. Come experience the perfect blend of nature and convenience—schedule your viewing today!