

501, 760 Railway Gate SW  
Airdrie, Alberta

MLS # A2170618



## \$379,900

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-9
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** N/A

This pet-friendly end-unit condo offers over 1,265 sq. ft. of developed living space in a peaceful neighborhood off 8th Street in Airdrie, conveniently close to all amenities. Its location is enhanced by proximity to Iron Horse Park. The home features two spacious levels, with the main floor bathed in natural light. It includes a welcoming living area, dining space, and an open-concept kitchen, all with access to a private deck. Upstairs, you'll find a generously sized primary bedroom with a 3-piece ensuite and a large closet. The undeveloped basement provides ample storage and plenty of room for customization. Outdoor living is a highlight, with a fully landscaped, fenced, tree-lined, east-facing backyard, and a private deck perfect for entertaining. Additional perks include an attached single-car garage with a parking pad and two neighboring visitor parking stalls. This home offers the perfect blend of comfort and convenience, close to everything you need.