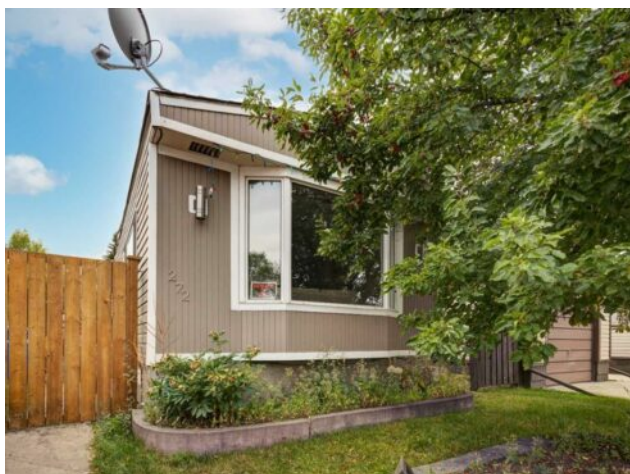


272 Big Hill Circle SE
Airdrie, Alberta

MLS # A2177613



\$285,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Modular Home		
Size:	956 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

HOME SWEET HOME! Welcome to this charming bungalow style home in the popular community of Big Springs in amazing Airdrie. This is one of the most affordable opportunities you will find for a detached home in the area! Perfect for both investors and first-time home buyers alike. This home offers 2 bedrooms, 1 bathroom and 955+ SQFT of upgraded living space. Inside you will find a large open concept living room, a spacious contemporary kitchen with an island, a generous sized bedroom, a wonderful primary bedroom and a 4 piece bathroom. HOME UPGRADES include a newer furnace, newer hot water tank, new flooring, new siding, new fence and a new roof that was replaced in 2018. Outside, there is your large private, partially fenced lot with a massive deck, shed and a parking pad that can accommodate 2 vehicles. This terrific location is steps from a green space and pathways, East Lake, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick drive to Calgary. Don't miss out on this rare opportunity for investors and home buyers alike. Book your private viewing today!