

# \$225,000 - 402, 305 1 Avenue Nw, Airdrie

MLS® #A2203476

## \$225,000

1 Bedroom, 1.00 Bathroom, 627 sqft  
Residential on 0.01 Acres

Downtown., Airdrie, Alberta

1 Bed | 1 Bath | Top Floor End Unit with  
Vaulted Ceilings

Discover the best of 60+ adult lifestyle living in this bright and airy top-floor end unit with vaulted ceilings and an open-concept design. This 1-bedroom, 1-bathroom condo includes a full kitchen with all appliances, in-suite laundry with extra storage, and a spacious accessible bathroom.

What sets this home apart is the sense of community it offers. Residents gather in the grand lobby with a fireplace, pool table, shuffleboard table and a library for social events and relaxation, and the private meeting room is perfect for community activities like bingo night and private functions. Stay active with an exercise room on each floor and explore your hobbies in the woodworking shop equipped with professional-grade tools. Take care of your beauty needs as well by visiting the hair stylist that is on site three days a week. Guest suites are also available for visiting family and friends.

Step outside to the beautifully maintained patio area with scenic walking paths—a perfect spot to relax and connect with neighbors. Conveniently located within walking distance to local shopping and amenities, this home offers the perfect balance of comfort, convenience, and community.

Built in 1998

## Essential Information



MLS® #	A2203476
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	627
Acres	0.01
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	402, 305 1 Avenue Nw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2M5

### **Amenities**

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Visitor Parking, Laundry, Party Room, Recreation Room, Workshop
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 20th, 2025

Days on Market        23

Zoning                  DC-1

### **Listing Details**

Listing Office           RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.