

**2404, 700 Willowbrook Road NW**  
**Airdrie, Alberta**

**MLS # A2191338**



**\$260,000**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** none

End unit top-Floor 2-Bedroom Condo with titled underground parking in Airdrie &dash; Fully Upgraded & Fantastic Location! Don't miss this beautiful west facing top-floor 2-bedroom condo in Airdrie! This home has been meticulously maintained with recent updates, including a brand-new boiler and complete venting replacement ( \$7000.00 cost ) for optimal comfort and efficiency. Enjoy modern electrical upgrades throughout, including stylish new light fixtures and pot lights giving the space a bright, contemporary feel. The kitchen and living areas are equipped with updated appliances, including a washer, dryer, and dishwasher. Custom-built shelves and updated new doors in both the pantry and front-door closet provide excellent storage and organization. The condo also features new window coverings, adding both style and privacy to your living space. This condo comes with one titled underground parking stall and an option to lease an additional surface parking stall at \$30/month. Located in a prime spot close to shopping, schools, and entertainment, this condo offers both comfort and convenience. Whether you're enjoying the peaceful top-floor living or taking advantage of the vibrant neighbourhood, this home is the perfect place to call your own. Schedule your viewing today and experience all this condo has to offer!