

**803, 700 Allen Street SE**  
**Airdrie, Alberta**

**MLS # A2205649**



## \$350,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Airdrie Meadows   |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 923 sq.ft.  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Private |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 381 |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to this beautiful, move-in ready updated Bungalow in Airdrie Meadows backing onto a beautiful, treed field and park. As you step inside, you're immediately greeted by an abundance of natural light and a warm, inviting atmosphere. This renovated bungalow with main floor laundry offers 2 spacious bedrooms and 2 bathrooms, with recent upgrades including three new windows on the main floor (living room and both bedrooms) and a high-efficiency furnace. The chef's kitchen features modern, sleek cabinet doors and gleaming stainless-steel appliances. The dining area, which flows effortlessly from the kitchen, is perfect for family gatherings or late-night dinner parties. This unit comes with 2 assigned parking stalls, both equipped with plug-ins, and boasts one of the largest private yards in the entire complex. The unfinished basement is ready for your personal touch and offers endless potential. Being just a short walk from schools and shopping centers, this home offers the perfect blend of tranquility and urban convenience. No board restrictions on pets. Don't miss out—book your viewing today!