

**402, 1001 8 Street NW
Airdrie, Alberta**

MLS # A2207727



\$400,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 277
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: Blinds

Welcome to 1001 8 Street NW #402 in Airdrie – a stunning rustic-style townhome that offers charm, comfort, and modern convenience in a pet- and family-friendly setting. Featuring 2 bedrooms, 3.5 bathrooms, and a fully finished basement with the option for a third bedroom, this meticulously maintained home is move-in ready and designed with both style and function in mind. Step inside and be greeted by 9-foot ceilings and SPC luxury vinyl flooring on the main level, creating an open and stylish feel. You’ll love the new carpet, custom rustic wood feature walls in the living room, bathroom, and basement, and new lighting throughout, including remotely controlled ceiling fans in all bedrooms and main living areas. Thoughtful finishes throughout bring warmth, character, and comfort to every corner. The kitchen is a standout, featuring custom butcher block countertops, a deep double sink, upgraded faucet, and new dining room cabinets and coffee bar – the ideal setup for hosting and everyday convenience. Other highlights include professionally cleaned furnace and ductwork, high-efficiency toilets throughout, a full security system (included), and a fully fenced backyard with pet-friendly artificial grass – perfect for low-maintenance living and secure outdoor space for little ones or pets. This condo is located close to some of Airdrie’s best natural walking trails, and is just minutes from schools and shopping, making it ideal for young families or active adults. Situated in a well-kept complex with charming curb appeal and a covered front veranda, this home checks every box. Pet lovers and families – this is the townhome you’ve been waiting for. Book your showing today and experience the rustic elegance for yourself!