

# \$295,000 - 3103, 604 8 Street Sw, Airdrie

MLS® #A2206971

**\$295,000**

2 Bedroom, 1.00 Bathroom, 851 sqft

Residential on 0.02 Acres

Luxstone, Airdrie, Alberta

Welcome unit 3103 located at 604 8 Street in Airdrie. This beautifully maintained 2-bedroom condo combines thoughtful updates with everyday functionality, starting right at the front entry with a welcoming feel and a smart layout that flows effortlessly. Step into the modernized kitchen, where you'll find granite countertops, sleek modern cabinet doors, and a full suite of upgraded appliances. Whether you're cooking for one or entertaining guests, you'll appreciate the abundance of counter space and storage that makes this kitchen both stylish and practical. Just beyond, the spacious living room opens up, featuring a beautiful stone mantle fireplace—the perfect focal point for cozy nights in. There's plenty of room to comfortably fit your full-size furniture and create a warm, relaxing space to unwind or entertain. From the living room, step outside onto your West-facing ground floor patio. This covered outdoor space comes complete with a gas line for your BBQ, making it an ideal spot to enjoy those long summer evenings. Plus, it offers easy access for bringing in groceries or for anyone needing mobility-friendly entry. Back inside, explore the two well-appointed bedrooms—both offering ample space, natural light, and flexibility to suit your lifestyle. Whether you're setting up a home office, guest room, or private retreat, these rooms adapt to your needs. The renovated bathroom is another standout feature, complete with a semi-curbless shower—a modern, stylish, and accessible upgrade. Throughout the



home, you'll notice updated fixtures, new doors and a fresh coat of neutral paint, giving the space a clean, contemporary feel that's ready for your personal touch. There is a tiled heated underground parking stall located mere steps to the elevator. This is a home that blends comfort, function, and location. Condo fees include Electricity, Gas and Water. Don't miss your chance to make it yours.

Built in 2002

### Essential Information

MLS® #	A2206971
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	851
Acres	0.02
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3103, 604 8 Street Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

# of Garages 1

### **Interior**

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

### **Exterior**

Exterior Features Courtyard

Roof Asphalt

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 30th, 2025

Days on Market 7

Zoning DC-7

### **Listing Details**

Listing Office Comox Realty

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