

# \$239,999 - 406, 132 1 Avenue Nw, Airdrie

MLS® #A2232052

**\$239,999**

1 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.01 Acres

Downtown., Airdrie, Alberta

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE. Welcome to this bright and inviting top-floor end unit, nestled in a charming boutique building right in the heart of downtown Airdrie! Perfectly located, this home is just a short stroll away from parks, grocery stores, banks, shopping, and moreâ€”making daily errands and weekend adventures incredibly convenient. Step inside and you'll find a thoughtfully designed space with high ceilings that create a wonderfully open and airy feel. The open-concept kitchen and living area is warm and welcoming, complete with a cozy corner fireplace, sleek granite countertops, stainless steel appliances, and ample cupboard space.

The spacious primary bedroom offers a peaceful retreat, while the in-floor heating keeps things cozy all year round. For added convenience, the unit includes a stacked washer and dryer, as well as an assigned storage unit. Step out onto the sunny south-facing balconyâ€”perfect for soaking up the sun or firing up the grill with the built-in BBQ hook-up.

Other highlights include a titled underground parking space to keep your vehicle secure and warm during those chilly winter mornings. The unit has been well maintained. If you're looking for comfort, style, and unbeatable location, this top-floor gem has it all!

Built in 2009



## Essential Information

MLS® #	A2232052
Price	\$239,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	406, 132 1 Avenue Nw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H4

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	28
Zoning	M3

**Listing Details**

Listing Office	Real Broker
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