

# \$250,000 - 4313, 604 8 Street Sw, Airdrie

MLS® #A2204881

**\$250,000**

2 Bedroom, 1.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Downtown., Airdrie, Alberta

BEST VALUE UNDER \$250,000 |

ELECTRICITY/HEAT/WATER INCLUDED.

Welcome to the Iron Horse Complex. This beautifully renovated 2-bedroom, 1-bathroom condo offers over 850 sq ft of modern living space. The kitchen features upgraded cabinets, quartz countertops, a breakfast bar, and plenty of cupboard and counter space, making it the perfect spot for cooking and entertaining. High-end vinyl plank flooring with thick underlay provides both comfort and durability throughout. The open and bright floorplan maximizes space, complemented by in-suite laundry and additional storage. Enjoy the largest balcony in the building, offering stunning water and park views. The complex provides plenty of visitor parking, and the location is ideal—just a short walk to all amenities and public transit. Photos were taken when the unit was vacant, and the tenant's lease ends May 31st, making it a great opportunity for new owners to move in soon. Contact us today to schedule your viewing!

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2204881  |
| Price     | \$250,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4313, 604 8 Street Sw |
| Subdivision | Downtown.             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 2W4               |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Elevator(s), Park, Trash, Visitor Parking               |
| Parking Spaces | 1                                                       |
| Parking        | Additional Parking, Assigned, Stall, Paved, Parking Lot |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Stone Counters                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Stove(s) |
| Heating           | Baseboard                                                                |
| Cooling           | None                                                                     |
| # of Stories      | 4                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard, Playground  |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 25               |
| Zoning         | DC-7             |

### Listing Details

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