

402, 305 1 Avenue NW  
Airdrie, Alberta

MLS # A2190614



**\$225,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

**Inclusions:** Dishwasher, Stove, Hood-fan, Fridge, Microwave, Stacked Washer/Dryer, Wall/Window Air Conditioner

Visit REALTOR® website for additional information. If you've lived in Airdrie for any length of time, you will soon know that Fletcher Village has always been a respected & popular choice for retirement complexes (60+). #402 is top flr, so together w the condo architecture, it creates a cute vaulted 1/2 wall in bdrm. Put the sewing table/desk there, the bdrm is THAT BIG. Lg laundry/storage by 4pc bath. Ample counters for baking, plenty of cabinet space for food/sundries & above cabinet space for decor. Cats & dogs & some other OK, must be approved. Endearing space near elevators w balcony. Couches/puzzle area-there are no stacks of contemplation here! 4th flr. fitness room. Grand fireplace just past the lobby w library/pool tables & eating area. \$50/nt guest suite rental, On-site stylist 3 days/wk. Tons of social activities/wk. Kitchen/Private gathering rental avail. Workshop w shop vac etc. Condo Fees incl great value cable pkg. One stall to be assigned to new owner. Immediate poss.