

780-978-0157  
jenniferstudent@me.com

2135, 700 Willowbrook Road NW  
Airdrie, Alberta

MLS # A2190955



**\$244,900**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

**\*\* Open House March 15th, 1-4 pm\*\*** Welcome to this wonderfully appointed unit with 2 parking spots: 1 titled heated underground and 1 additional assigned surface spot! Welcome to your new home in the sought-after Willowbrook neighbourhood! Whether you're a first-time homebuyer, savvy investor, or simply looking for the perfect place to call home, this stunning condo offers unparalleled comfort and convenience. **Key Features:** \*Open-Concept Layout: The kitchen, dining, and living areas flow seamlessly together, creating a bright, inviting space for everyday living and entertaining. \*Modern Kitchen: Equipped with stainless steel appliances, a large island with raised breakfast bar seating, and ample cabinetry for all your culinary needs. \*East-Facing Corner Unit: ALL rooms in the unit face east, allowing the entire home to bask in warm morning sunlight. Its corner location ensures enhanced privacy and a peaceful living experience. \*Private Balcony: Step outside to savour your morning coffee or unwind in the evenings while enjoying the tranquil surroundings. \*Primary Suite Sanctuary: The spacious primary bedroom features a walk-in closet, a 4-piece ensuite bath, and a window for ample natural light. \*Second Bedroom & Bath: Located on the opposite side of the unit for added privacy, perfect for guests, family, or home office. \*Ample Storage Space: The unit offers a generous walk-in closet, a massive pantry, and additional space in the laundry room to keep your belongings organized. \*Additional Perks: 2 Parking Spots: Enjoy the convenience of both a heated underground parking stall and an additional surface parking spot. Heated Underground Garage: Added value with a warm, snow-free vehicle all winter long. \*Visitor Parking: The building offers plenty of visitor parking for your guests' convenience. \*Ground Floor Location: Easy access to the

garage and external door makes coming and going a breeze. Prime Location: This condo is close to shopping, transit, schools, parks, and walking paths—everything you need is just minutes away! Don't miss the chance to own this sunny, thoughtfully designed corner unit with modern finishes and abundant storage. Schedule a showing today!