

3208, 604 8 Street SW  
Airdrie, Alberta

MLS # A2195570



**\$309,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Outside, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<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>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** none

OWNER UPGRADES IN PROCESS - New Kitchen tile Backsplash, New Carpet to be installed after Tenant moves out, NEW Stainless Steel Kitchen Appliances are on order and to be installed prior to possession. With these upgrades this LARGE 2-bedroom, 2-bath condo in the beautiful community of Iron Horse will look and feel like BRAND NEW. This unit is over 1,044 square feet, on the second floor overlooking Iron Horse Park - meaning the ultimate privacy. Upgraded laminate flooring in the living room. The in unit laundry room is big enough to accommodate a small office. The master bedroom has a walk-through closet and an en-suite bathroom. The unit comes with 2 parking spaces, one of which is a titled underground heated and the other is close to the main lobby doors. Also there is lots of visitor parking available for guests. Iron Horse is close a lot of retail shopping, restaurants, including Sobey's. Easy access to the QE2. Come check it out before its gone.