

# \$245,000 - 5403, 604 8 Street Sw, Airdrie

MLS® #A2238285

**\$245,000**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

TOP FLOOR - NO ONE ABOVE YOU! GREAT PRICE! Don't miss your chance to own a fantastic unit in one of Airdrie's most convenient locations—just steps from shopping, parks, restaurants, and more! This well-designed 2-bedroom, 2-bathroom layout offers ideal privacy, with bedrooms separated by the central living, dining, and kitchen areas.

Enjoy brand new laminate flooring and fresh paint throughout—this home is truly move-in ready. The spacious kitchen offers ample cupboard space, while the in-suite laundry room provides even more storage. Cozy up next to the gas fireplace during the colder months, or soak in west-facing sunset views from your private deck. Additional features include: Primary bedroom with direct access to a full bathroom and walk in closet. Assigned parking stall (#78) conveniently located just outside the main entrance. Condo fees that include heat and electricity—an incredible value! Closet doors were hung after the photos were taken.

Whether you're a first-time buyer, downsizing, or investing, this home checks all the boxes. Quick possession is available—book your private showing today!

Built in 2002

## Essential Information

MLS® # A2238285

Price \$245,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.02
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5403, 604 8 Street Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Elevator
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding

### Additional Information

Date Listed	July 11th, 2025
Days on Market	82
Zoning	DC-7

## **Listing Details**

Listing Office	Yates Real Estate Ltd
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.