

# \$305,000 - 4314, 604 8 Street Sw, Airdrie

MLS® #A2223464

**\$305,000**

2 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to this beautifully maintained corner unit condo in the Iron Horse complex, perfectly situated in Downtown Airdrie. Offering just under 1,000 sq ft of thoughtfully designed living space, this bright and spacious unit features 2 bedrooms, 2 full bathrooms, and a titled parking stall. Step inside to discover an open-concept layout enhanced by modern vinyl flooring and plenty of natural light. The kitchen is both functional and stylish, showcasing warm wood cabinetry, sleek quartz countertops, white appliances, and a large island—ideal for meal prep and entertaining. The living area extends seamlessly to a generous private balcony, perfect for enjoying your morning coffee or relaxing on warm summer evenings. Both bedrooms are generously sized, including a primary suite complete with a walk-through closet and a 4-piece ensuite. A second 4-piece bathroom and convenient in-unit laundry add to the comfort and practicality of the space. Condo fees cover all utilities, offering added value and peace of mind. Enjoy the unbeatable location close to schools, parks, shopping, and restaurants—everything you need is just minutes from your door. Whether you're a first-time buyer, downsizer, or savvy investor, this property is a fantastic opportunity. Don't miss your chance to own this exceptional home—book your private showing today!

Built in 2002



## Essential Information

MLS® #	A2223464
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.02
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	4314, 604 8 Street Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 21st, 2025
Days on Market	10
Zoning	DC-7

### **Listing Details**

Listing Office	2% Realty
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