# \$294,900 - 402, 132 1 Avenue Nw, Airdrie

MLS® #A2237176

## \$294,900

2 Bedroom, 2.00 Bathroom, 852 sqft Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Looking for low-maintenance, top-floor living in Airdrie? This well-maintained 2-bedroom, 2-bathroom condo in Smith's Crossing offers 850 square feet of smartly designed space in a quiet complex. Located on the top floor, this unit features a stone-surround gas fireplace....a rare find in this market...and a custom barn-style door leading to the primary bedroom. The functional kitchen includes a moveable island, perfect for flexible seating or added prep space.

With a large in-suite laundry room that includes extra storage and a separate underground storage locker, you'll have room for everything without the clutter. The private east-facing balcony comes with a gas line for BBQs, and the titled underground heated parking adds security and convenience year-round. Enjoy in-floor heating and solid concrete construction, which keeps the unit quiet and energy-efficient.

The building is ideally located close to shopping, banks, restaurants, parks, and more....putting everything you need just minutes away. Whether you're a first-time buyer, downsizer, or investor, this unit offers practical features, secure parking, and the everyday convenience of condo living in one of Airdrie's most accessible neighborhoods.
\*\*CHECK OUT THE VIRTUAL TOUR\*\*







## **Essential Information**

MLS® # A2237176 Price \$294,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 852
Acres 0.02
Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 402, 132 1 Avenue Nw

Subdivision Downtown.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3H4

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Storage

Parking Spaces 1

Parking Heated Garage, Stall, Titled, Underground

### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Brick Facing

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Lighting, Storage

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 58

Zoning M3

# **Listing Details**

Listing Office The Real Estate District

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