

# \$309,900 - 402, 700 Allen Street Se, Airdrie

MLS® #A2253034

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 0.07 Acres

Airdrie Meadows, Airdrie, Alberta

**\*\* OPEN HOUSE | SUN SEPT 14 ,  
2-3:30PM \*\*** Welcome to this loved and thoughtfully maintained 3-bedroom, 1.5-bath townhome located in the heart of Airdrie Meadows. Offering over 1,770 sqft of total livable space, including an unfinished basement ready for future development, this home is perfect for first-time buyers, downsizers, or investors looking for value and location.

Step inside to find freshly updated vinyl plank flooring on the main level, newly painted interior walls, baseboards, and window frames, as well as professionally cleaned carpets upstairs. Even the furnace was serviced and the ducts cleaned in September 2025, giving buyers extra peace of mind.

The home's West-facing front exposure welcomes warm morning light into the living room and fills the kitchen with afternoon sun. The kitchen offers plenty of cabinet space, good counter space, and room for a kitchen table...ideal for casual family meals or hosting friends. Upstairs you'll find three well-sized bedrooms and a full 4-piece bathroom, while the basement offers potential for a rec room, gym, office, or extra storage.

Enjoy your own fully fenced backyard that backs directly onto a green space with a walking path, offering added privacy and the perfect spot for outdoor activities, pets, or



simply relaxing. Two assigned parking stalls are conveniently located just outside your front door.

This pet-friendly complex is centrally located within walking distance to schools, shopping, parks, and public transit, with easy access to the highway for quick commuting to Calgary or airport.

Available for immediate possession, this is a fantastic opportunity to move into a solid, well-loved home in a great Airdrie location.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253034      |
| Price          | \$309,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,180         |
| Acres          | 0.07          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 402, 700 Allen Street Se |
| Subdivision | Airdrie Meadows          |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 1E7                  |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Visitor Parking                      |
| Parking Spaces | 2                                             |
| Parking        | Assigned, Off Street, On Street, Stall, Other |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer                                      |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                                                           |
| Foundation        | Poured Concrete                                                                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 9                   |
| Zoning         | R2-T                |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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