

# \$439,000 - 131, 55 Fairways Drive Nw, Airdrie

MLS® #A2213910

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,106 sqft

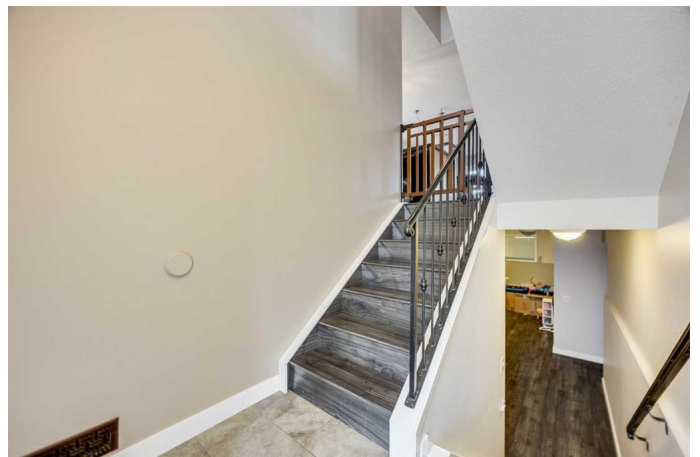
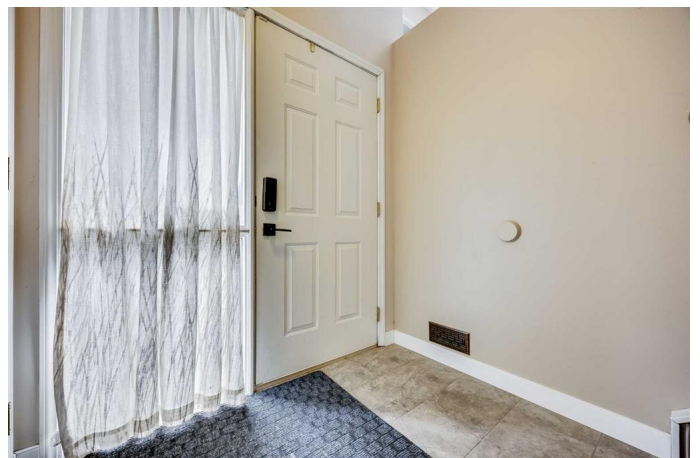
Residential on 0.05 Acres

Fairways, Airdrie, Alberta

Charming Bi-Level Condo with Attached Garage in the Desirable Fairways Community! Welcome to your perfect starter home—a beautifully maintained bi-level condo offering comfort, space, and convenience in one of the most sought-after neighborhoods! Step into a bright and functional kitchen featuring plenty of cabinet and counter space, a cozy dining nook, and three included appliances—perfect for easy meal prep and entertaining. The open-concept living room boasts a warm corner gas fireplace and elegant French doors that lead to your private deck—ideal for relaxing evenings or weekend BBQs. Upstairs, enjoy your own private retreat in the spacious primary suite, complete with a walk-in closet and a full 4-piece ensuite—a true escape at the end of the day. The fully developed basement adds even more living space, featuring a large family room with a second fireplace, a generous second bedroom, another full bathroom, and a versatile den that could easily be converted into a third bedroom or home office. Plus, there's a convenient laundry room with washer and dryer included, and ample storage throughout. Located in a family-friendly area, you're close to great schools, parks, shopping, and all essential amenities.

Built in 2001

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2213910               |
| Price          | \$439,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,106                  |
| Acres          | 0.05                   |
| Year Built     | 2001                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 131, 55 Fairways Drive Nw |
| Subdivision | Fairways                  |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B 2T5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                 |                 |                    |                            |
|-------------------|---------------------------------|-----------------|--------------------|----------------------------|
| Interior Features | No Animal Home, No Smoking Home |                 |                    |                            |
| Appliances        | Dishwasher,                     | Electric Stove, | Garage Control(s), | Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas         |                 |                    |                            |
| Cooling           | None                            |                 |                    |                            |
| Fireplace         | Yes                             |                 |                    |                            |
| # of Fireplaces   | 1                               |                 |                    |                            |
| Fireplaces        | Gas                             |                 |                    |                            |
| Has Basement      | Yes                             |                 |                    |                            |
| Basement          | Finished, Full                  |                 |                    |                            |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other                                                      |
| Lot Description   | Back Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | R2-T             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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