

# \$261,000 - 5313, 604 8 Street Sw, Airdrie

MLS® #A2227492

## \$261,000

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome Home to Comfort and Convenience in Airdrie! Whether you're a first-time buyer, downsizer looking for a low-maintenance lifestyle, or an investor seeking a solid opportunity, discover exceptional value and smart design in this well-laid-out 2 bedroom, 2 bathroom apartment condo. Ideally situated on the 3rd floor of a well-maintained building in a great location, the open concept floor plan maximizes space and natural light. The spacious living room is perfect for relaxing or entertaining, complete with a cozy gas fireplace and direct access to a private balcony – the ideal spot for your morning coffee or evening unwind. The bright kitchen offers ample white cabinetry, a breakfast bar for casual dining, and is conveniently open to the adjacent dining area. The large primary bedroom features a walk-through closet leading to a private 3-piece ensuite, providing both comfort and functionality. A second bedroom and a full 4-piece bath with jetted tub offer flexibility for guests, roommates, or a home office setup. You'll also appreciate the in-suite laundry room with a stacking washer and dryer for added convenience. An assigned outdoor parking stall is included. This home offers an affordable opportunity and is just a short walk to Sobeys, Midtown Lake Park, and a great selection of restaurants, pubs, coffee shops, and everyday essentials.

Built in 2002



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227492          |
| Price          | \$261,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.02              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5313, 604 8 Street Sw |
| Subdivision | Downtown.             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T2B 2W4               |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Jetted Tub               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard                                               |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas, Living Room                                        |
| # of Stories      | 4                                                       |
| Basement          | None                                                    |

## Exterior

Exterior Features    None  
Construction        Vinyl Siding

**Additional Information**

Date Listed            June 4th, 2025  
Days on Market       13  
Zoning                 DC-7

**Listing Details**

Listing Office         RE/MAX Real Estate (Mountain View)

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.