

# **\$399,900 - 1301, 800 Yankee Valley Boulevard Se, Airdrie**

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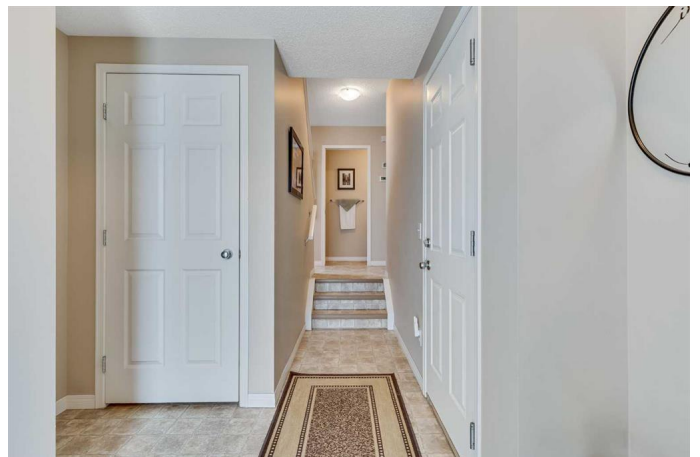
MLS® #A2235721

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,288 sqft  
Residential on 0.05 Acres

Yankee Valley Crossing, Airdrie, Alberta

Welcome to this bright and spacious corner-unit townhome in the desirable community of Yankee Valley Crossing—offering incredible value, a functional layout, and a convenient location in the heart of Airdrie. This thoughtfully designed home features two large primary bedrooms, each with its own walk-in closet and private ensuite, making it a perfect fit for roommates, first-time buyers, small families, or investors. For added convenience, the laundry is located upstairs, right where you need it. The main level offers a bright, open-concept layout with a generous living and dining area, ideal for entertaining or relaxing. The kitchen provides ample cabinetry and counter space, with large windows that fill the home with natural light. Additional features include a single attached garage plus room for 2 more cars on the front driveway, a private front entry, and an unfinished basement—perfect for storage or future development. Set in a well-maintained complex, this home is just minutes from schools, parks, shopping, restaurants, and provides quick access to Yankee Valley Blvd and Highway 2, making commuting to Calgary simple and convenient. If you're looking for affordability without compromising on space, comfort, or location—this one checks all the boxes. Book your private showing today!



Built in 2004

## Essential Information

MLS® #	A2235721
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	1301, 800 Yankee Valley Boulevard Se
Subdivision	Yankee Valley Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A2L3

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	DC-5

**Listing Details**

Listing Office	eXp Realty
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