

\$274,500 - 1212, 604 8 Street Sw, Airdrie

MLS® #A2241260

\$274,500

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Downtown., Airdrie, Alberta

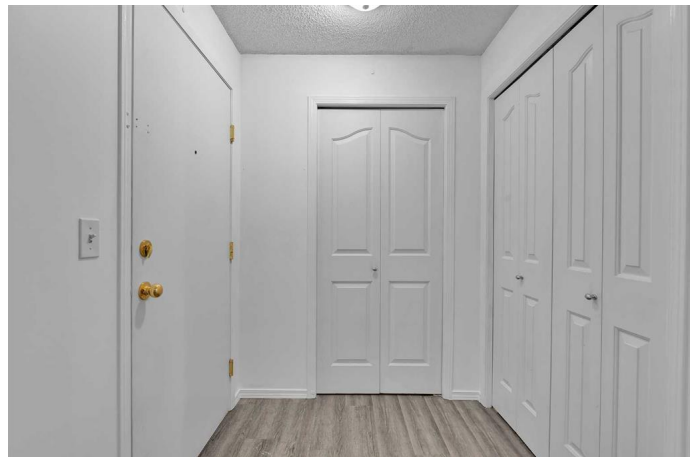
Welcome to this well-maintained and thoughtfully updated 2nd-floor condo offering a northeast view overlooking the parking lotâ€”with your assigned stall conveniently located right next to the building! This charming home features a cozy gas fireplace in the living room, perfect for curling up on cool Alberta evenings.

Enjoy the peace of mind and energy efficiency of brand new windows and a glass sliding door (2024), along with durable and stylish vinyl plank flooring (2020) that flows throughout the main living areas. The kitchen boasts timeless white cabinetry with striking black countertops, a mosaic tile backsplash, a newer tap, and a Whirlpool dishwasher (2019). A bonus: pull-out cabinet organizers have been added for easy access to your kitchen essentials.

The laundry room is a standout featureâ€”not only does it offer ample shelving, but it also includes a full-size high-efficiency washer and dryer (2019)â€”no small stackables here! The ensuite, main bathroom and kitchen floors were refreshed with modern tile in 2014, both toilets have been upgraded for extra height, and the main bathroom tub has been modified for easy access, complete with a grab bar for extra safety.

Additional upgrades include Telus Fibre Optik installed in 2025, ensuring top-tier internet speeds for all your work-from-home or streaming needs.

Donâ€™t miss the opportunity to live in a walkable location with everything Airdrie has to



offer just steps away.

Whether you're a first-time buyer, investor, or downsizer, this unit checks all the boxes!

Built in 2002

Essential Information

MLS® #	A2241260
Price	\$274,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1212, 604 8 Street Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W4

Amenities

Amenities	Elevator(s), Gazebo, Parking, Snow Removal, Trash, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Stall, Assigned, Plug-In

Interior

Interior Features	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Gazebo, Landscaped, Lawn, Street Lighting
Roof	Shingle, Rubber
Construction	Vinyl Siding

Additional Information

Date Listed	August 3rd, 2025
Days on Market	1
Zoning	DC-7

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.