

# **\$375,000 - 1304, 703 Luxstone Square Sw, Airdrie**

MLS® #A2208802

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

This freshly UPDATED 2-story townhouse offers an inviting and spacious layout, ideal for first-time homebuyers or as a lucrative investment opportunity. With quick possession available, you can move in or rent out right away!

The open-concept main floor features 9' ceilings, durable and modern NEW LVP flooring, a bright and airy living room highlighted by a large front bay window that floods the space with natural light. The functional kitchen is equipped with a raised eating bar, a corner pantry, and plenty of counter and cupboard space, ensuring both convenience and practicality. The adjoining dining space creates the perfect setting for family meals or entertaining friends. From there, step outside to the rear common green space, providing a peaceful outdoor area to enjoy.

On the main level, you'll also find a 1/2 bath for added convenience. Upstairs has all NEW PREMIUM carpet and fresh paint, you'll find three generously sized bedrooms, a 4-piece bath which is a cheater ensuite, offering direct access from the master bedroom for added comfort and privacy.

The large unfinished basement offers potential for future development and includes the laundry area, providing ample storage space.



Two parking stalls provide convenient off-street parking, and the home's location is ideal for easy access to a variety of amenities. Enjoy close proximity to schools, playgrounds, medical services, grocery stores, walking paths, and more!

Whether you're a first-time buyer looking to get into the market or an investor seeking a move-in-ready property in a desirable area, this townhouse is the perfect choice. Schedule your viewing today!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2208802      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1304, 703 Luxstone Square Sw |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0A4                      |

### Amenities

|           |         |
|-----------|---------|
| Amenities | Parking |
|-----------|---------|

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                   |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Lawn, Level   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 34              |
| Zoning         | R2-T            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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