

# \$375,000 - 1204, 1001 8 Street Nw, Airdrie

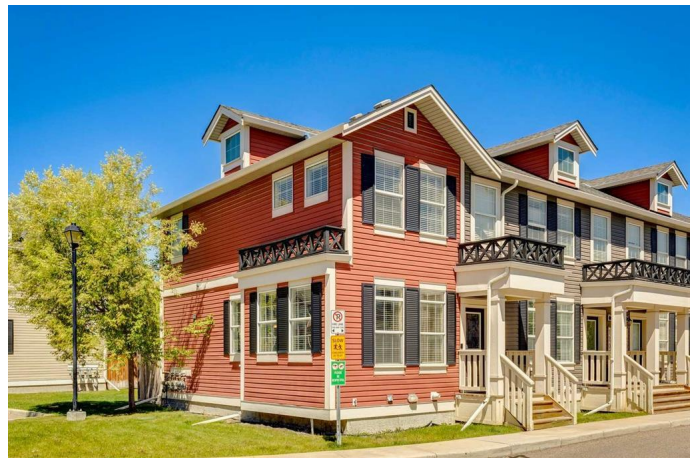
MLS® #A2224552

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,197 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

END UNIT | 3 BEDROOMS | CLOSE TO NATURE & PATHWAYS â€” Youâ€™ll love this stylish and sun-filled END UNIT townhome in the vibrant community of Williamstown, situated in THE TRAILS near an Environmental Reserve, scenic pathways, and family-friendly parks. The main floor features 9â€™ CEILINGS, an open-concept layout, and tons of NATURAL LIGHT. The living room is the perfect space to unwind or gather with friends. The kitchen offers rich espresso-stained cabinets, black and stainless steel appliances, a large corner pantry, and an EATING BAR for threeâ€”ideal for entertaining. Enjoy the BRIGHT DINING NOOK with easy access to the LARGE DECKâ€”perfect for summer BBQs, morning coffee, or evening relaxation. A convenient 2-piece bath completes the main level. Upstairs, relax in the spacious primary bedroom with walk-in closet and CHEATER ENSUITE, offering added privacy and convenience. Two additional bedrooms are ideal for family, guests, or a home office. The undeveloped lower level provides room to growâ€”whether itâ€™s a future rec room, additional bedroom, or whatever you need. This well-managed, PET FRIENDLY community includes an on-site playground and a rentable amenity centre, perfect for hosting gatherings. With LOW CONDO FEES, one ASSIGNED PARKING stall and extra VISITOR parking, this home is an incredible opportunity for first-time buyers, downsizers, or investors



looking for value in a desirable Airdrie neighbourhood. DON'T MISS OUT!

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224552      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,197         |
| Acres          | 0.04          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1204, 1001 8 Street Nw |
| Subdivision | Williamstown           |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0W2                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 7              |
| Zoning         | R2-T           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.