# \$309,900 - 402, 700 Allen Street Se, Airdrie

MLS® #A2253034

## \$309,900

3 Bedroom, 2.00 Bathroom, 1,180 sqft Residential on 0.07 Acres

Airdrie Meadows, Airdrie, Alberta

Welcome to this loved and thoughtfully maintained 3-bedroom, 1.5-bath townhome located in the heart of Airdrie Meadows. Offering over 1,770 sqft of total livable space, including an unfinished basement ready for future development, this home is perfect for first-time buyers, downsizers, or investors looking for value and location.

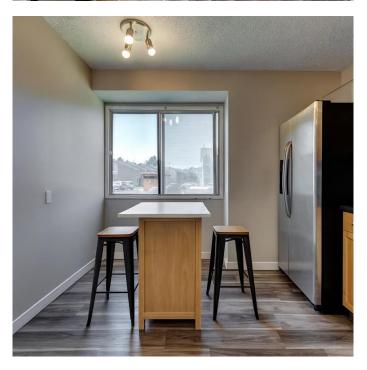
Step inside to find freshly updated vinyl plank flooring on the main level, newly painted interior walls, baseboards, and window frames, as well as professionally cleaned carpets upstairs. Even the furnace was serviced and the ducts cleaned in September 2025, giving buyers extra peace of mind.

The home's West-facing front exposure welcomes warm morning light into the living room and fills the kitchen with afternoon sun. The kitchen offers plenty of cabinet space, good counter space, and room for a kitchen table…ideal for casual family meals or hosting friends. Upstairs you'II find three well-sized bedrooms and a full 4-piece bathroom, while the basement offers potential for a rec room, gym, office, or extra storage.

Enjoy your own fully fenced backyard that backs directly onto a green space with a walking path, offering added privacy and the perfect spot for outdoor activities, pets, or simply relaxing. Two assigned parking stalls are conveniently located just outside your front







door.

This pet-friendly complex is centrally located within walking distance to schools, shopping, parks, and public transit, with easy access to the highway for quick commuting to Calgary or airport.

Available for immediate possession, this is a fantastic opportunity to move into a solid, well-loved home in a great Airdrie location.

Built in 1980

### **Essential Information**

MLS® # A2253034 Price \$309,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,180
Acres 0.07
Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 402, 700 Allen Street Se

Subdivision Airdrie Meadows

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 1E7

## **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Assigned, Off Street, Stall, On Street, Other

#### Interior

Interior Features Closet Organizers, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Storage

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level,

Low Maintenance Landscape, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 3

Zoning R2-T

#### **Listing Details**

Listing Office The Real Estate District

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