# \$385,000 - 1304, 703 Luxstone Square Sw, Airdrie

MLS® #A2208802

### \$385,000

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!

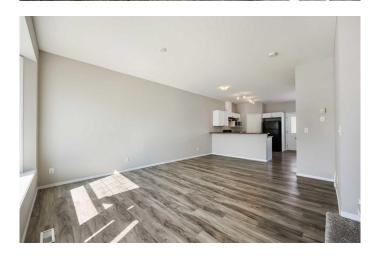
The open-concept main floor features 9' ceilings, durable and modern NEW LVP flooring, a bright and airy living room highlighted by a large front bay window that floods the space with natural light. The functional kitchen is equipped with a raised eating bar, a corner pantry, and plenty of counter and 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 \$385,000

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, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Storage, Vinyl Windows, Laminate Counters

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 13

Zoning R2-T

#### **Listing Details**

Listing Office Grassroots Realty Group

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