

# \$249,900 - 3304, 604 8 Street Sw, Airdrie

MLS® #A2253022

## \$249,900

2 Bedroom, 1.00 Bathroom, 846 sqft  
Residential on 0.02 Acres

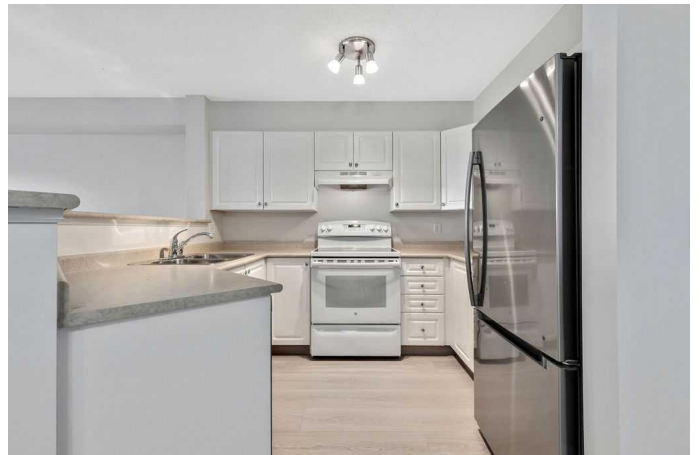
Downtown., Airdrie, Alberta

Welcome to Iron Horse, a well-cared-for complex in the heart of Luxstone! This vacant and move-in ready 2 bedroom, 1 bathroom condo offers unbeatable value. The building's condo fees include all utilities, giving you peace of mind and one less bill to worry about. Inside, you'll love the open-concept layout featuring a bright living area with a cozy corner gas fireplace, neutral LVP flooring and paint, and a good-sized kitchen complete with a newer stainless steel refrigerator. Step outside to your large, covered balcony with views perfect for morning coffee or relaxing evenings. This unit comes with the added bonus of a washer/dryer and an underground parking stall for year-round comfort and safety. Located in the family-friendly community of Luxstone, you'll find schools, shopping, parks, and pathways all within walking distance. Don't miss this opportunity to own a fantastic unit in a great location – book your showing today!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253022  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 846       |



|            |                   |
|------------|-------------------|
| Acres      | 0.02              |
| Year Built | 2002              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3304, 604 8 Street Sw |
| Subdivision | Downtown.             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B2W4                |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash                       |
| Parking Spaces | 1                                                  |
| Parking        | Heated Garage, Stall, Underground, Parkade, Titled |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, See Remarks, Storage, Breakfast Bar            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Wall/Window Air Conditioner |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 49                  |

Zoning DC-7

Listing Details

Listing Office eXp Realty

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