

# \$414,900 - 401, 280 Williamstown Close Nw, Airdrie

MLS® #A2260046

**\$414,900**

3 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Visit REALTOR® website for additional information. Welcome to this stunning and spacious 3-bedroom (with an option for a future 4th bedroom on the lowest level, which is currently a flex room—you have to see it to understand how awesome this floorplan is for functionality). There is 4 bathrooms total! One of the few end-units ON THE MAIN ROAD (so there's plenty of parking between the parking pad, garage & on road). Located in the heart of the family-friendly neighborhood of Williamstown, Airdrie. This beautifully designed home perfectly blends functionality, modern neutral finishes, and a low-maintenance lifestyle—ideal for families, first-time buyers, or anyone looking to simplify without compromising on space or style. The ground level offers a fully developed flex room, full bathroom, furnace room & hall with installed shoe racks leading to the garage. This entire ground-level space is perfect for a home office, gym, or living area for a college student, complete with large windows, and a convenient full bath & direct access to the double attached garage. The open-concept main floor is flooded with natural light from the numerous large windows all of which are fitted with vertical blinds throughout. The main living space offers a welcoming layout with a spacious living room and south facing deck. A dedicated dining area, and a modern kitchen featuring ample cabinetry, quartz counter-tops, and a huge island-ideal for entertaining or meal prep &



gorgeous stainless steel appliances-including a gas stove/oven. The gas range (oven) comes with a built-in temperature probe. Upstairs, youâ€™ll find three generous bedrooms (all with double racking in closets--doubles your closet space!), including a spacious master bedroom & ensuite with a spacious walk-in closet. A full bathroom accompanies the 3rd level bedrooms & loads of natural lighting throughout. Located in Williamstown with walking paths, green spaces, schools, and local amenities just minutes away. Easy access to the highway & back roads if you want to skip traffic or hop on one of the pathways & ride your bike! This community is AMAZING. Enjoy the ease of condo living without sacrificing the space and comfort of a traditional home. Get this well-kept end-unit before it's gone! Truly one-of-a kind with easy location on the main road for additional parking!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260046      |
| Price          | \$414,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 401, 280 Williamstown Close Nw |
| Subdivision | Williamstown                   |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B 4B6                        |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Trash                               |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Water Heater                                               |
| Heating           | Forced Air                                                                                                                                                    |
| Cooling           | None                                                                                                                                                          |
| Basement          | None                                                                                                                                                          |

### **Exterior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground                                                                                                                |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Composite Siding, Concrete, Vinyl Siding                                                                                            |
| Foundation        | Poured Concrete                                                                                                                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 22                   |
| Zoning         | R2-T                 |
| HOA Fees Freq. | MON                  |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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