

# **\$375,000 - 1304, 703 Luxstone Square Sw, Airdrie**

MLS® #A2208802

**\$375,000**

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	\$375,000
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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
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	43
Zoning	R2-T

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.