

# \$369,000 - 702, 720 Willowbrook Road Nw, Airdrie

MLS® #A2236926

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.03 Acres

Willowbrook, Airdrie, Alberta

This well-maintained 2-storey townhouse offers over 1,200 sq ft of thoughtfully designed living space in a sought-after complex in the small community of Willowbrook. One of the first things youâ€™ll notice when entering this community is its unique sense of **PRIVACY**â€”it's not connected to surrounding neighbourhoods, so traffic is minimal and primarily limited to residents and their guests.

Inside, youâ€™ll find a bright and open layout with large windows, modern neutral tones, and a custom **BUILT-IN WALL UNIT** surrounding a cozy **GAS FIREPLACE** in the spacious living room. Patio doors lead directly from the living room to the outdoor space, making it easy to enjoy a sunny afternoon or step out for some fresh air.

The kitchen offers more than just functionâ€”it features **AMPLE CABINETRY**, full-sized appliances, and a breakfast bar, making it feel far more spacious than the average apartment-style layout. The dedicated dining area offers a comfortable space for hosting family dinners or gathering with friends for game nights.

Upstairs, youâ€™ll find three generously sized bedrooms, including a bright and spacious primary suite featuring direct access to the shared 4-piece bathroom through a convenient Jack-and-Jill layout. The walk-in closet offers more storage than you might expect, providing



both functionality and convenience.  
Completing the upper level is a versatile  
LOFT-STYLE NOOK, ideal for a home office,  
study area, or dedicated space for hobbies  
and entertainment.

The unfinished basement includes laundry,  
rough-in plumbing for a future bathroom, a  
WATER SOFTENER and plenty of room to  
develop an additional bedroom, living space  
and storage. Parking is easy and convenient  
with an ATTACHED SINGLE GARAGE plus a  
FULL DRIVEWAY padâ€”room for two  
vehicles with no need to rely on street parking.

Enjoy the lifestyle that comes with being steps  
from Airdrieâ€™s expansive pathway system,  
nearby playgrounds, BMX Park, shopping, and  
diningâ€”all within walking distance. This home  
delivers on value, comfort, and  
locationâ€”ideal for first-time buyers,  
downsizers, or savvy investors.

Donâ€™t miss your opportunity to get into a  
well-cared-for home in one of Airdrieâ€™s  
most convenient and quiet communities.

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236926      |
| Price          | \$369,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,242         |
| Acres          | 0.03          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 702, 720 Willowbrook Road Nw |
| Subdivision | Willowbrook                  |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 2Y9                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Visitor Parking                                                 |
| Parking Spaces | 2                                                               |
| Parking        | Driveway, Garage Door Opener, On Street, Single Garage Attached |
| # of Garages   | 1                                                               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Other                                                                  |
| Lot Description   | Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 14th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 22   |
| Zoning         | R2-T |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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