

# \$575,000 - 412 2 Avenue Ne, Airdrie

MLS® #A2187925

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.17 Acres

Old Town, Airdrie, Alberta

Wouldn't your ideal family home be only 1 block away from an Elementary, junior high, high school + an indoor skating arena you've found the location right here in the community of "Old Town". With shopping close by you'll find a big wide 60' lot with an illegally suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :)

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2187925  |
| Price          | \$575,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,409     |
| Acres          | 0.17      |
| Year Built     | 1959      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 3 Level Split |
| Status   | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 412 2 Avenue Ne |
| Subdivision | Old Town        |
| City        | Airdrie         |
| County      | Airdrie         |
| Province    | Alberta         |
| Postal Code | T4B1R5          |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Breakfast Bar, Wood Windows                               |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Stove |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                           |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Back Lane, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 147                |
| Zoning         | R1-V               |

**Listing Details**

Listing Office                RE/MAX Complete Realty

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