



## 224 1 Avenue Airdrie Alberta

\$599,000

Discover this charming heritage home in Airdrie offering a blend of classic character and modern updates. This two-storey residence features recent upgrades including newer windows (approx. 2000), a modern furnace, and stainless steel appliances installed within the last few years. The hot water tank and shingles have also been recently replaced. The property boasts a new concrete foundation from 1970, after the home was elevated and repositioned. Inside, features original hardwood and slate flooring, high ceilings, vintage vent covers, and a spacious kitchen with ample oak cabinets and countertops. The large dining area and living room, with newer sliding patio doors, are perfect for entertaining. The 4-piece bathroom has been tastefully renovated. The upper level features four generously sized bedrooms with original hardwood floors and plenty of closet space. Classic moldings and flat ceilings add to the home's charm. Outside, the property offers attractive street appeal with a large front veranda, a lush, tree-lined street, and a fully fenced, oversized backyard for privacy. Additional features include an oversized double garage with partial insulation and electrical, RV parking, and a side door from the kitchen leading to the backyard and garage. Located in a trendy area near downtown Airdrie, this home is ideal for investors, first-time buyers, or anyone appreciating heritage charm. Close to restaurants, schools, and parks. Only 15 mins to Calgary makes this an even better opportunity! (id:6769)

Family room 23.58 Ft x 16.42 Ft  
Laundry room 23.58 Ft x 11.08 Ft  
Exercise room 17.75 Ft x 7.50 Ft  
Storage 3.75 Ft x 7.67 Ft  
Other 7.50 Ft x 4.50 Ft  
Living room 17.17 Ft x 13.83 Ft  
Dining room 12.50 Ft x 14.75 Ft  
4pc Bathroom 9.42 Ft x 6.50 Ft

Kitchen 12.33 Ft x 11.58 Ft  
Other 9.67 Ft x 7.08 Ft  
Other 7.92 Ft x 12.75 Ft  
Bedroom 13.42 Ft x 11.58 Ft  
Bedroom 11.58 Ft x 11.58 Ft  
Primary Bedroom 13.50 Ft x 11.58 Ft  
Bedroom 11.42 Ft x 14.08 Ft

Listing Presented By:



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