



# 313 Main Street Airdrie Alberta

\$609,900

Lots this size are rarely available. 10,400 sq.ft. on Main Street Airdrie. Ideal for Investor/Landlord, Tradesman or Large Family. Lots of room for secondary garage (only 30% lot coverage currently). SIX bedrooms, 2,750+ sq.ft. fully developed bilevel with rear laneway on two sides. 84' x 125' west backing lot, a 22' x 26' attached garage (with man door to rear yard) and oversized 22' x 30' front driveway. The huge lot is fully fenced and there's gated rear lane access to the back yard. Main level features three bedrooms with one and a half baths, including the large primary bedroom (17' x 13' with 2 piece ensuite). The oversize kitchen (18' x 13'4") has room for dining or add an island, and comes with fridge, stove, hood fan (charcoal filter), new dishwasher, and access to the large 10' x 34' sunny west backing rear deck. Spacious living room (17'5" x 13'5") and flex room (dining or home office) also has rear deck access. The lower level is fully developed with three bedrooms including the main bedroom (13'6" x 10'6"), a three piece bath, large family room (16'6" x 13') with secondary home office area (13' x 10'), another home office, and mechanical room with washer and dryer. With laneway on two sides, there's great potential for secondary garage, ideal for tradesman and home business (by permit), and there's still lots of yard left over. Sunny south and west exposure and fire pit. Dishwasher is new, and 2022 shingles, HWT, carpet and paint, and six new windows being installed. Some minor repairs needed, but taken into account in the pricing, with significant land value here. Ideal for investor or large or extended families, or people looking for some space and privacy. Walking distance to downtown, all levels of schools, Superstore and Canadian Tire. Realtor/Seller has an interest. (id:6769)

Bedroom 14.33 Ft x 10.58 Ft  
Bedroom 11.00 Ft x 10.25 Ft  
Bedroom 11.00 Ft x 11.00 Ft  
Recreational, Games room 26.00 Ft x 16.50 Ft  
Den 13.25 Ft x 8.75 Ft  
3pc Bathroom 9.83 Ft x 6.75 Ft  
Laundry room 13.25 Ft x 7.75 Ft  
Other 18.00 Ft x 13.42 Ft

Living room 17.00 Ft x 13.42 Ft  
Dining room 13.83 Ft x 9.83 Ft  
Primary Bedroom 14.50 Ft x 13.00 Ft  
Bedroom 12.83 Ft x 9.58 Ft  
Bedroom 12.00 Ft x 9.00 Ft  
2pc Bathroom 4.58 Ft x 5.00 Ft  
4pc Bathroom 8.25 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
LEGACY REAL ESTATE SERVICES

<http://www.calgaryland.net>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca