



## 516 2 Avenue Airdrie Alberta

\$485,000

INVESTORS ALERT!!!! Welcome to Old Town Airdrie--a prime location adjacent to the Service Commercial District (CS) that offers real opportunity for developers and savvy buyers. This property sits on a 75 x 120ft lot that could be used in a multitude of different ways for future development, or kept intact as a move-in ready home with a live/work setup. The current improvements consist of a fully developed 1,078 sq ft air-conditioned bungalow that has been extensively upgraded inside and out. On the main level you'll find two bedrooms with California closets, a large office/den with built-in shelving, and an open-concept kitchen and dining area featuring, SS appliances, a gas stove & granite countertops and a breakfast bar. The front entrance opens to a bright living room with a fully operational brick fireplace and gas lighter, adding both ambiance and warmth. The master bedroom opens directly onto a huge deck, perfect for outdoor entertaining. The main level also includes a fully updated four-piece bath. The lower level is fully developed with an additional bedroom, a three-piece bath, laundry, and a spacious games or family room that includes an efficient firebox-style insert for cozy winter nights. Parking is ample, with space for six vehicles and an oversized single-car garage/shop that provides flexible space for a home office, studio, or small business operations. This is a rare blend of residential comfort with instant live/work potential in a walkable, revitalizing neighborhood. From an investment perspective, the property's CS zoning and subdivision potential into three lots offer multiple exit strategies: you can subdivide for sale as individual parcels, assemble for a larger development, or maintain a single-site live/work configuration with ongoing cash flow. Old Town Airdrie benefits from high visibility and easy access to major corridors, services, and...

Family room 23.92 Ft x 21.83 Ft

Furnace 15.83 Ft x 15.83 Ft

Bedroom 16.08 Ft x 9.75 Ft

3pc Bathroom 7.00 Ft x 5.42 Ft

Dining room 10.58 Ft x 4.00 Ft

Kitchen 10.17 Ft x 9.33 Ft

Other 6.17 Ft x 4.25 Ft

Den 13.00 Ft x 7.00 Ft

4pc Bathroom 13.00 Ft x 6.92 Ft

Bedroom 8.75 Ft x 9.42 Ft

Primary Bedroom 12.92 Ft x 12.92 Ft

Living room 15.25 Ft x 12.00 Ft

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Listing Presented By:



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CIR Realty

<http://www.wesmorrow.ca/>

**RE/MAX Realty Professionals**

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