

# \$299,900 - 402, 132 1 Avenue Nw, Airdrie

MLS® #A2237176

**\$299,900**

2 Bedroom, 2.00 Bathroom, 852 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

**\*OPEN HOUSE | SAT JULY 5 | 2-3:30PM\*\***

Looking for low-maintenance, top-floor living in Airdrie? This well-maintained 2-bedroom, 2-bathroom condo in Smith's Crossing offers 850 square feet of smartly designed space in a quiet, concrete-built complex. Located on the top floor, this unit features a stone-surround gas fireplace....a rare find in this market...and a custom barn-style door leading to the primary bedroom. The functional kitchen includes a moveable island, perfect for flexible seating or added prep space.

With a large in-suite laundry room that includes extra storage and a separate underground storage locker, you'll have room for everything without the clutter. The private east-facing balcony comes with a gas line for BBQs, and the titled underground heated parking adds security and convenience year-round. Enjoy in-floor heating and solid concrete construction, which keeps the unit quiet and energy-efficient.

The building is ideally located close to shopping, banks, restaurants, parks, and more....putting everything you need just minutes away. Whether you're a first-time buyer, downsizer, or investor, this unit offers practical features, secure parking, and the everyday convenience of condo living in one of Airdrie's most accessible neighborhoods.

**\*\*CHECK OUT THE VIRTUAL TOUR\*\***



Built in 2009

## Essential Information

MLS® #	A2237176
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	852
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	402, 132 1 Avenue Nw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H4

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

## Interior

Interior Features	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle

# of Stories                4

**Exterior**

Exterior Features    Balcony, Lighting, Storage  
Construction        Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            July 4th, 2025  
Days on Market       8  
Zoning                 M3

**Listing Details**

Listing Office         The Real Estate District

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