

# \$452,900 - 3304, 1001 8 Street Nw, Airdrie

MLS® #A2257358

**\$452,900**

3 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.06 Acres

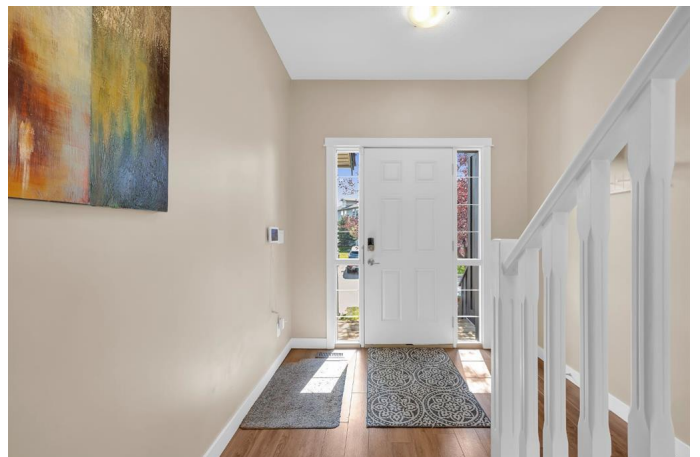
Williamstown, Airdrie, Alberta

PRICE ADJUSTED! Welcome to this bright and spacious home featuring an open-concept main floor, perfect for both everyday living and entertaining. The kitchen boasts rich wood cabinetry, sleek stainless steel appliances, and upgraded granite countertops. Enjoy seamless indoor-outdoor living with a private deck, gas BBQ hookup, and a fully fenced backyard. The inviting family room is centered around a cozy gas fireplace with custom shelving.

Upstairs, the primary suite offers a true retreat with designer accents, a large walk-in closet, and a sun-filled ensuite complete with double vanities. Two additional bedrooms are generously sized, easily accommodating double beds and full furnishings.

The sunny walkout basement is framed and ready for your finishing touches, complete with bathroom rough-ins and direct access to the backyard through elegant French doors.

Don't miss your chance to own in the sought-after community of Williamstown—book your private showing today!



Built in 2012

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257358      |
| Price          | \$452,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,592         |
| Acres          | 0.06          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3304, 1001 8 Street Nw |
| Subdivision | Williamstown           |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0W4                |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Playground, Visitor Parking, Clubhouse, Party Room |
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                            |

|          |                            |
|----------|----------------------------|
| Basement | Full, Unfinished, Walk-Out |
|----------|----------------------------|

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private |
|-----------------|---------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 32 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R2-T |
|--------|------|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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