

# \$400,000 - 404, 1001 8 Street Nw, Airdrie

MLS® #A2218902

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

\* BACK ON MARKET DUE TO BUYER FINANCING \* Welcome to Unit 404 â€” a rare, fully developed end-unit townhome offering nearly 1,760 sq ft of total living space, tons of natural light, and the largest private yard in the complex. With 3 bedrooms, 2.5 bathrooms, and thoughtful updates throughout, this home delivers comfort, space, and style in one of Airdrieâ€™s most convenient locations. The main floor features 9' ceilings and an open-concept layout with a spacious living area, dining room, and kitchen equipped with stainless steel appliances (including a new dishwasher in 2024), a granite breakfast bar, and a full pantry for extra storage. As a bright corner unit, the home is flooded with light â€” your plants (and mood) will thrive here. Central A/C keeps things comfortable through the summer months. Upstairs, you'll find a generous primary bedroom that fits a king-sized bed and includes a walk-in closet, along with two additional bedrooms and a well-appointed 4-piece bathroom. The fully developed basement adds even more living space with a large, open rec room â€” perfect as a guest area, second living space, home gym, office, or whatever else you need â€” plus a 3-piece bathroom, laundry, and plenty of storage. Step outside to your incredible backyard â€” the biggest in the complex â€” beautifully landscaped, fully fenced, and complete with a private deck. Itâ€™s the perfect spot for lounging in the sun, letting pets roam, entertaining friends, or simply enjoying a



little outdoor breathing room. The home also comes with two parking stalls (one assigned and one communal access) for added convenience. Located in a well-managed, pet-friendly complex, residents enjoy access to an on-site playground and a rentable amenity center for hosting gatherings. You're just minutes from schools, shopping, and some of Airdrie's best natural walking trails. This is one of the most complete offerings in the complex – spacious, sunny, and move-in ready.

Built in 2010

**Essential Information**

MLS® #	A2218902
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	404, 1001 8 Street Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0W1

**Amenities**

Amenities	Clubhouse, Playground, Visitor Parking
-----------	--

Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	14
Zoning	R2-T

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.