

\$309,900 - 402, 700 Allen Street Se, Airdrie

MLS® #A2253034

\$309,900

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.07 Acres

Airdrie Meadows, Airdrie, Alberta

**** OPEN HOUSE | SUN SEPT 14 ,
2-3:30PM **** Welcome to this loved and thoughtfully maintained 3-bedroom, 1.5-bath townhome located in the heart of Airdrie Meadows. Offering over 1,770 sqft of total livable space, including an unfinished basement ready for future development, this home is perfect for first-time buyers, downsizers, or investors looking for value and location.

Step inside to find freshly updated vinyl plank flooring on the main level, newly painted interior walls, baseboards, and window frames, as well as professionally cleaned carpets upstairs. Even the furnace was serviced and the ducts cleaned in September 2025, giving buyers extra peace of mind.

The home's West-facing front exposure welcomes warm morning light into the living room and fills the kitchen with afternoon sun. The kitchen offers plenty of cabinet space, good counter space, and room for a kitchen table...ideal for casual family meals or hosting friends. Upstairs you'll find three well-sized bedrooms and a full 4-piece bathroom, while the basement offers potential for a rec room, gym, office, or extra storage.

Enjoy your own fully fenced backyard that backs directly onto a green space with a walking path, offering added privacy and the perfect spot for outdoor activities, pets, or



simply relaxing. Two assigned parking stalls are conveniently located just outside your front door.

This pet-friendly complex is centrally located within walking distance to schools, shopping, parks, and public transit, with easy access to the highway for quick commuting to Calgary or airport.

Available for immediate possession, this is a fantastic opportunity to move into a solid, well-loved home in a great Airdrie location.

Built in 1980

Essential Information

MLS® #	A2253034
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	402, 700 Allen Street Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1E7

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, On Street, Stall, Other

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	8
Zoning	R2-T

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.