

# \$400,000 - 402, 760 Railway Gate Sw, Airdrie

MLS® #A2218522

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.04 Acres

Downtown., Airdrie, Alberta

OPEN HOUSE - Sunday May 11

(12:00pm-2:00pm). Step into comfort and style in this charming 3-bedroom, 2.5-bathroom townhome, tucked away in a quiet and well-cared-for complex where pride of ownership truly shines. The welcoming main floor offers an open-concept design perfect for everyday living or entertaining, complete with a cozy gas fireplace that adds warmth and character to the living space. Just off the living room, the private deck and backyard area provide the ideal spot to unwind after a busy day.

Upstairs, youâ€™ll find three generous bedrooms including a primary suite with private ensuite, plus a fully renovated main bathroom featuring a heated jetted tubâ€”your new favourite spot to relax and recharge.

Downstairs, the fully finished basement adds even more flexibilityâ€”whether youâ€™re dreaming of a home theatre, a workout zone, or a cozy lounge for movie nights, this space has you covered.

With an attached single garage, driveway parking, pet-friendly rules, and low condo fees, this home checks all the boxes. Plus, it's located just steps from shopping, dining, and everyday conveniences.

Whether youâ€™re starting out, settling down, or looking for a smart investmentâ€”this is the



one to see.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218522      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.04          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 402, 760 Railway Gate Sw |
| Subdivision | Downtown.                |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B3C6                   |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings                                                                                           |
| Heating           | Forced Air                                                                                                                                                |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                             |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | DC-9          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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