

# \$275,000 - 16, 209 Woodside Drive Nw, Airdrie

MLS® #A2221143

**\$275,000**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.03 Acres

Woodside, Airdrie, Alberta

Excellent opportunity to own a bungalow-style townhouse in this 50+ complex in Woodside. This lovely home is a perfect place to enjoy low maintenance living with privacy. No need to worry about hallways, or people living above or below you here. Walking inside, the bright open concept floor plan is enhanced by a nice vaulted ceiling. Fresh laminate floors make getting around on a walker easy and convenient. The kitchen has been updated with epoxy counters and modern stainless steel appliances. You'll appreciate the fact that you don't have to travel far to do your washing, as there is main floor laundry. There are two bedrooms at the back, and one leads out to the back yard, where you can enjoy the southern sunshine. A 4 piece bathroom and a storage room completes the main floor. There is a crawl space which is great for storage seasonal items and sports equipment. This is also where the furnace and hot water tank are also housed. Two parking stalls are assigned to this unit and there is plenty of visitor parking. Woodside is a very quiet community with a golf course and plenty of mature trees. Condo fees of \$349 per month include exterior maintenance for all common areas, snow removal and landscaping, professional management, insurance for common areas, and reserve fund contributions. Pets are not allowed in this complex.

Built in 1992



## Essential Information

MLS® #	A2221143
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.03
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	16, 209 Woodside Drive Nw
Subdivision	Woodside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2E7

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	1
Zoning	R2-T

### **Listing Details**

Listing Office	CIR Realty
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