

# **\$370,000 - 104, 2001 Luxstone Boulevard Sw, Airdrie**

---

MLS® #A2254513

**\$370,000**

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

Welcome to #104 2001 Luxstone Blvd SW in Airdrie's™ desirable Luxstone community! This well-kept townhouse offers excellent value, with 3 bedrooms, 2.5 bathrooms, and a fully finished basement. The main level features a living room with a bay window, half bathroom, and a kitchen with generous cabinetry. This opens onto a bright dining room, overlooking the backyard and beautiful shared green space. Heading upstairs, you will find a spacious south-facing primary bedroom, two additional bedrooms across the hall, and a convenient centrally located full bathroom. The fully finished basement provides additional living space that would be perfect for a family room, office, guest area, or home gym. In addition, the basement offers an additional room, full bathroom, laundry room, and plenty of storage space. This home features a front porch surrounded by trees as well as a back deck, and a backyard complete with its own private storage shed. Directly out front are two assigned parking stalls. With low condo fees and a prime location near parks, schools, shopping centres, as well as quick highway access, this home delivers unbeatable value, in this vibrant, family-friendly community. Don't miss your chance to make this beautiful home your own!

Built in 2002

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2254513      |
| Price          | \$370,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,294         |
| Acres          | 0.03          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 104, 2001 Luxstone Boulevard Sw |
| Subdivision | Luxstone                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 2Y6                         |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Stall, Assigned          |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                                                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer, Garburator, Other, Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Other                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Lot Description | Few Trees, Backs on to Park/Green Space |
| Roof            | Asphalt Shingle                         |
| Construction    | Vinyl Siding, Wood Frame                |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | R2-T                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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.