

\$294,900 - 402, 132 1 Avenue Nw, Airdrie

MLS® #A2237176

\$294,900

2 Bedroom, 2.00 Bathroom, 852 sqft
Residential on 0.02 Acres

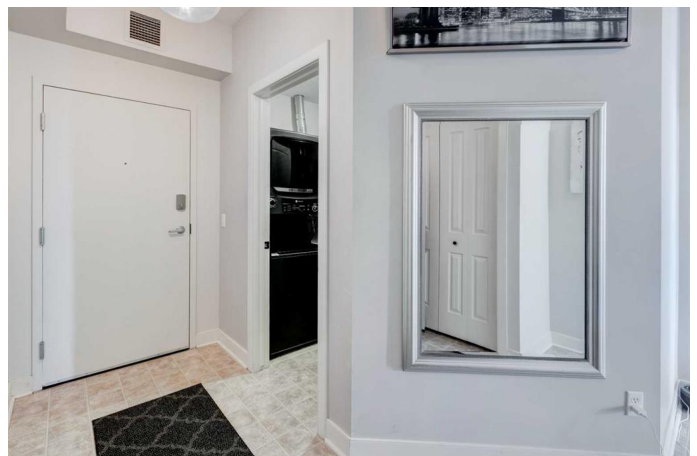
Downtown., Airdrie, Alberta

****STOP PAYING YOUR LANDLORDS RENT**** Looking for low-maintenance, top-floor living in Airdrie? This well-maintained 2-bedroom, 2-bathroom condo in Smith's Crossing offers 850 square feet of smartly designed space in a quiet complex. Located on the top floor, this unit features a stone-surround gas fireplace....a rare find in this market...and a custom barn-style door leading to the primary bedroom. The functional kitchen includes a moveable island, perfect for flexible seating or added prep space.

With a large in-suite laundry room that includes extra storage and a separate underground storage locker, you'll have room for everything without the clutter. The private east-facing balcony comes with a gas line for BBQs, and the titled underground heated parking adds security and convenience year-round. Enjoy in-floor heating and solid concrete construction, which keeps the unit quiet and energy-efficient.

The building is ideally located close to shopping, banks, restaurants, parks, and more....putting everything you need just minutes away. Whether you're a first-time buyer, downsizer, or investor, this unit offers practical features, secure parking, and the everyday convenience of condo living in one of Airdrie's most accessible neighborhoods.

****CHECK OUT THE VIRTUAL TOUR OR VIDEO****



Built in 2009

Essential Information

MLS® #	A2237176
Price	\$294,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	852
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 132 1 Avenue Nw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H4

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Underground, Stall, Titled

Interior

Interior Features	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Stove, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Brick Facing, Mantle
# of Stories	4

Exterior

Exterior Features	Storage, Balcony, Lighting
Construction	Wood Frame, Stone, Vinyl Siding

Additional Information

Date Listed	July 4th, 2025
Days on Market	99
Zoning	M3

Listing Details

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

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.