

# \$375,000 - 402, 760 Railway Gate Sw, Airdrie

MLS® #A2223457

**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.04 Acres

Downtown., Airdrie, Alberta

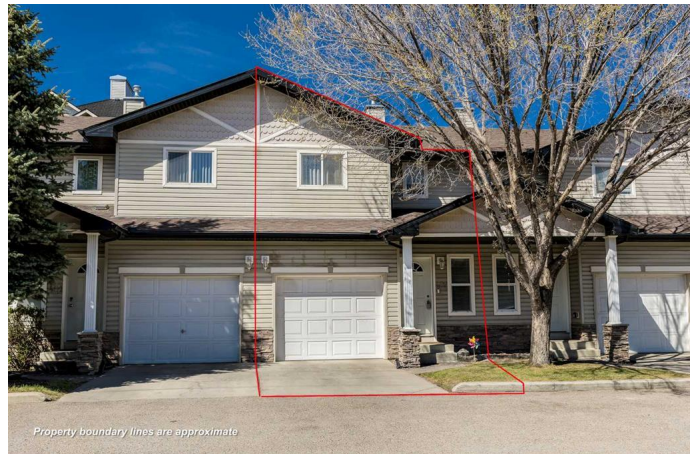
Step into comfort and style in this charming 3-bedroom, 2.5-bathroom townhome, tucked away in a quiet and well-cared-for complex where pride of ownership truly shines. The welcoming main floor offers an open-concept design perfect for everyday living or entertaining, complete with a cozy gas fireplace 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, you'll find three generous bedrooms including a primary suite with private ensuite, plus a fully renovated main bathroom featuring a heated jetted tub—your new favourite spot to relax and recharge.

Downstairs, the fully finished basement adds even more flexibility—whether you'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 you're starting out, settling down, or looking for a smart investment—this is the one to see.



Built in 2003

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223457      |
| Price          | \$375,000     |
| 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), Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, 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 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | DC-9           |

## Listing Details

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

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