

# \$479,500 - 2402, 1001 8 Street Nw, Airdrie

MLS® #A2234541

## \$479,500

3 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

Beautifully updated 3-Bedroom Townhome with a DOUBLE ATTACHED GARAGE in the desirable Trails of Williamstown community! Mere steps from the Nose Creek Reserve and River, with 60-acres of picturesque parkland, tranquil ponds and extensive walking / biking paths, this home offers the perfect blend of nature and convenience. Step inside to tall 9' ceilings and newer Luxury Vinyl Plank flooring on the modern main level. The inviting Great Room hosts a cozy Gas Fireplace with a mantle tucked between 2 big windows with greenspace views. The Kitchen hosts light granite countertops with contrasting dark cabinetry, an eat-up Breakfast Bar, Pantry for added organization, and flows seamlessly into the Dining area with more bright windows. A thoughtful back entry off the Kitchen with a closet and access to the Garage adds functional organization, and a classic 2-pc Powder Room near the Foyer completes this floor. Upstairs, you'll find a generous Primary retreat complete with wall-to-wall closets and an impressive 4-pc Ensuite, including a large soaker tub and separate shower. There's more! Newer carpet throughout, convenient Upper-Level Laundry, 2 more huge & bright Bedrooms, a shared 4-pc Bathroom, and a Linen closet for even more storage! Downstairs, the recently finished Basement adds even more value with LVP over subfloor, a generous Rec Room area, an elegant 4-piece tiled Bathroom with vanity storage, another organized closet, and



unlimited storage options! Parking safe & warm in the Double Attached Garage or front Driveway is a huge bonus, and the Backyard is equally enjoyable, with its own east-facing deck with steps down to green spaceâ€”perfect for morning coffee or evening relaxation. This home is nestled near nature but still walking distance from schools, shopping, and Airdrieâ€™s best amenitiesâ€”donâ€™t miss this rare opportunity!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234541      |
| Price          | \$479,500     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,515         |
| Acres          | 0.06          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2402, 1001 8 Street Nw |
| Subdivision | Williamstown           |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0W4                |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 1              |
| Zoning         | R2-T           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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