

# \$385,000 - 1304, 703 Luxstone Square Sw, Airdrie

MLS® #A2208802

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

This freshly UPDATED 2-story townhouse offers an inviting and spacious layout, ideal for first-time homebuyers or as a lucrative investment opportunity. With quick possession available, you can move in or rent out right away!

The open-concept main floor features 9' ceilings, durable and modern NEW LVP flooring, a bright and airy living room highlighted by a large front bay window that floods the space with natural light. The functional kitchen is equipped with a raised eating bar, a corner pantry, and plenty of counter and cupboard space, ensuring both convenience and practicality. The adjoining dining space creates the perfect setting for family meals or entertaining friends. From there, step outside to the rear common green space, providing a peaceful outdoor area to enjoy.

On the main level, you'll also find a 1/2 bath for added convenience. Upstairs has all NEW PREMIUM carpet and fresh paint, you'll find three generously sized bedrooms, a 4-piece bath which is a cheater ensuite, offering direct access from the master bedroom for added comfort and privacy.

The large unfinished basement offers potential for future development and includes the laundry area, providing ample storage space.



Two parking stalls provide convenient off-street parking, and the home's location is ideal for easy access to a variety of amenities. Enjoy close proximity to schools, playgrounds, medical services, grocery stores, walking paths, and more!

Whether you're a first-time buyer looking to get into the market or an investor seeking a move-in-ready property in a desirable area, this townhouse is the perfect choice. Schedule your viewing today!

Built in 2005

### **Essential Information**

MLS® #	A2208802
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1304, 703 Luxstone Square Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A4

### **Amenities**

Amenities	Parking
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Parking Spaces 2  
Parking Assigned, Stall

### **Interior**

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Laminate Counters  
Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Other  
Lot Description Back Yard, Lawn, Level  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 5th, 2025  
Days on Market 3  
Zoning R2-T

### **Listing Details**

Listing Office Grassroots Realty Group

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