

# \$447,500 - 3304, 1001 8 Street Nw, Airdrie

MLS® #A2257358

**\$447,500**

3 Bedroom, 3.00 Bathroom, 1,592 sqft  
Residential on 0.06 Acres

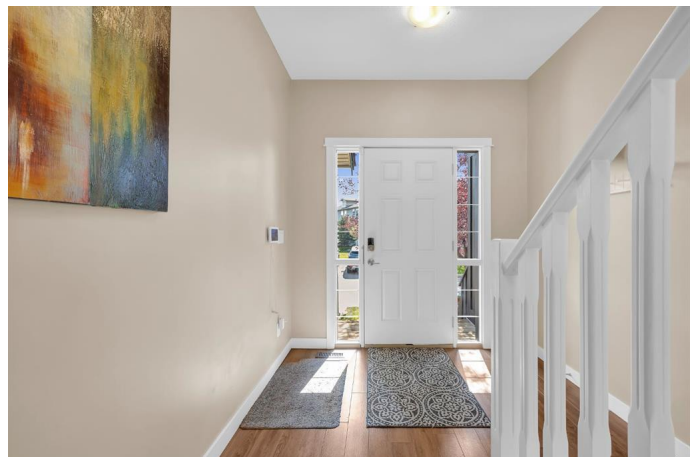
Williamstown, Airdrie, Alberta

PRICE ADJUSTED! Welcome to this bright and spacious home featuring an open-concept main floor, perfect for both everyday living and entertaining. The kitchen boasts rich wood cabinetry, sleek stainless steel appliances, and upgraded granite countertops. Enjoy seamless indoor-outdoor living with a private deck, gas BBQ hookup, and a fully fenced backyard. The inviting family room is centered around a cozy gas fireplace with custom shelving.

Upstairs, the primary suite offers a true retreat with designer accents, a large walk-in closet, and a sun-filled ensuite complete with double vanities. Two additional bedrooms are generously sized, easily accommodating double beds and full furnishings.

The sunny walkout basement is framed and ready for your finishing touches, complete with bathroom rough-ins and direct access to the backyard through elegant French doors.

Don't miss your chance to own in the sought-after community of Williamstown—book your private showing today!



Built in 2012

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257358      |
| Price          | \$447,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,592         |
| Acres          | 0.06          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3304, 1001 8 Street Nw |
| Subdivision | Williamstown           |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0W4                |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Visitor Parking, Clubhouse, Playground, Party Room |
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Bathroom Rough-in, Vinyl Windows |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                            |

Basement                      Full

**Exterior**

Exterior Features      Balcony

Lot Description        Back Yard, Private, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             September 16th, 2025

Days on Market        53

Zoning                   R2-T

**Listing Details**

Listing Office           KIC Realty

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