

\$349,900 - 702, 760 Railway Gate Sw, Airdrie

MLS® #A2264107

\$349,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.04 Acres

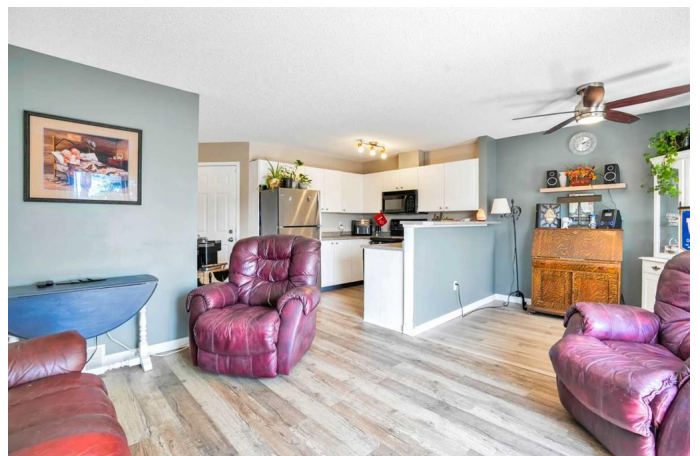
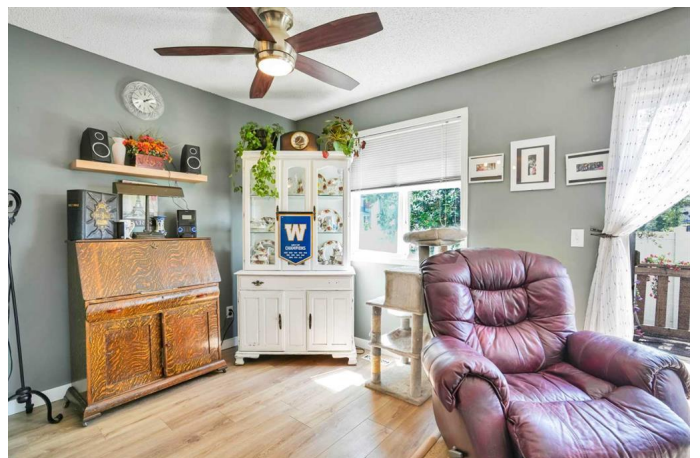
Luxstone, Airdrie, Alberta

Experience Modern Living | 3-Bedroom
Townhome | 2.5 Baths | Fireplace | Single
Garage

Welcome to this beautifully maintained townhome in the heart of Airdrie's vibrant and family-friendly community! This charming home features stunning maple laminate flooring on the main level, a cozy corner gas fireplace perfect for relaxing evenings, and a stylish kitchen with sleek black appliances, including a microwave hood fan. The open-concept layout flows seamlessly into the dining and living areas, creating an inviting space for entertaining.

Upstairs, you'll find brand-new carpet (installed October 2025), three spacious bedrooms, including a primary suite with a 3-piece ensuite and walk-in closet. The south-facing rear deck is accessible through the patio doors and offers the perfect spot for sunny BBQs or quiet morning coffee. With 2.5 bathrooms, a single attached garage, and a clean, move-in-ready interior, this home truly has it all.

Located in the desirable Railside community of Airdrie, you'll enjoy easy access to parks, walking paths, schools, shopping centers, restaurants, and all major amenities. Commuters will appreciate the quick access to QEII Highway and downtown Airdrie, while families will love the safe, welcoming



neighborhood atmosphere.

Discover the perfect blend of comfort, style, and convenienceâ€”your modern Airdrie lifestyle awaits at #702 â€” 760 Railway Gate SW! - New carpet installed in Oct 2025

Built in 2004

Essential Information

MLS® #	A2264107
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	702, 760 Railway Gate Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3C5

Amenities

Amenities	Visitor Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	25
Zoning	DC-9

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.