

# \$317,500 - 503, 700 Allen Street Se, Airdrie

MLS® #A2203447

**\$317,500**

3 Bedroom, 2.00 Bathroom, 1,162 sqft  
Residential on 0.07 Acres

Airdrie Meadows, Airdrie, Alberta

FULLY FINISHED 3-BEDROOM UNIT | 2  
PARKING STALLS | ENCLOSED SW YARD |  
WALKABLE TO AMENITIES

This spacious 3-bedroom unit boasts one of the best locations in the complex, backing directly onto a pathway and green space with no neighbors directly behind. It features a generous private, enclosed yard and patio area with sunny southwest exposure and space for pets to roam around in the fully fenced area.

Conveniently located across from Muriel Clayton Middle School, enjoy easy access to the playground, sports fields, basketball courts, and pathways. Genesis Place is just a short walk away via the overpass, and Main Street offers shops, services, and additional amenities like Nose Creek Regional Park and the Off-Leash Park. The family-friendly community also offers quick access to both Yankee Valley Blvd and Veterans Blvd, making commuting a breeze.

Inside, the main level is bright and welcoming, with a custom built-in bench/mudroom foyer area with ample storage. The spacious living room with an adjacent dining area is filled with natural light and patio doors leading into the yard. The updated kitchen offers plenty of counter and cupboard space, and room for a small dinette or breakfast bar area. There is a convenient half-bath off the large front entryway which completes this main floor. Upstairs, you'll find three generously sized bedrooms, including the expansive primary



suite with a large closet and access to a lovely 4-piece cheater ensuite bathroom. A linen closet and 2 other spacious bedrooms with full closets complete this level. The fully finished basement provides extra living space with a spacious recreation room that can be used as a home theater, games room, kidsâ€™™ playroom, or exercise area. Additionally, the basement has a large mechanical/utility room, which also serves as the laundry area and offers plenty of indoor storage.

The enclosed yard and deck provide a fantastic outdoor living space for morning coffee, barbecues, or simply relaxing while enjoying the green space behind.

Additional features include: Basement development including stairwell downstairs (with all necessary permits) to include insulation, drywall, laminate flooring (unfinished ceiling); Front entry closet/mudroom; refaced kitchen cabinets including new hardware; new tub/shower insert in master bathroom; new lighting throughout and so many more updated features. This property includes two parking stalls adjacent to the home and reasonable condo fees.

Welcome Home!

Built in 1980

### **Essential Information**

MLS® #	A2203447
Price	\$317,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,162
Acres	0.07
Year Built	1980
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	503, 700 Allen Street Se
Subdivision	Airdrie Meadows
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1E8

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Stall, Paved

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Street Lighting, Cul-De-Sac, Paved, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	17
Zoning	R2-T

### **Listing Details**

Listing Office	The Real Estate District
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