

# \$294,900 - 402, 132 1 Avenue Nw, Airdrie

MLS® #A2237176

**\$294,900**

2 Bedroom, 2.00 Bathroom, 852 sqft

Residential on 0.02 Acres

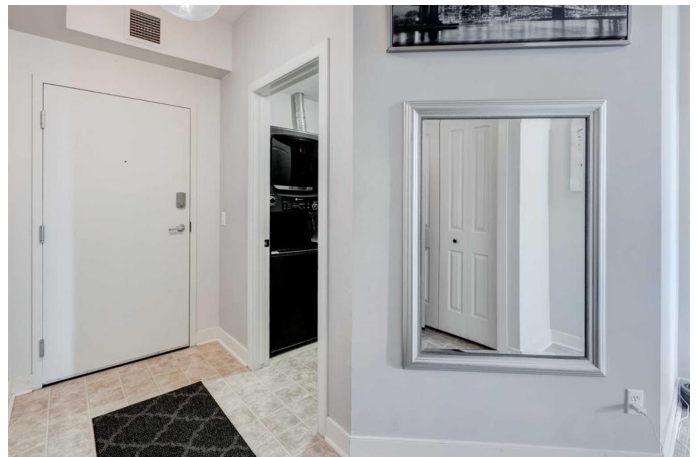
Downtown., Airdrie, Alberta

Looking for low-maintenance, top-floor living in Airdrie? This well-maintained 2-bedroom, 2-bathroom condo in Smith's Crossing offers 850 square feet of smartly designed space in a quiet complex. Located on the top floor, this unit features a stone-surround gas fireplace....a rare find in this market...and a custom barn-style door leading to the primary bedroom. The functional kitchen includes a moveable island, perfect for flexible seating or added prep space.

With a large in-suite laundry room that includes extra storage and a separate underground storage locker, you'll have room for everything without the clutter. The private east-facing balcony comes with a gas line for BBQs, and the titled underground heated parking adds security and convenience year-round. Enjoy in-floor heating and solid concrete construction, which keeps the unit quiet and energy-efficient.

The building is ideally located close to shopping, banks, restaurants, parks, and more....putting everything you need just minutes away. Whether you're a first-time buyer, downsizer, or investor, this unit offers practical features, secure parking, and the everyday convenience of condo living in one of Airdrie's most accessible neighborhoods.

**\*\*CHECK OUT THE VIRTUAL TOUR\*\***



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237176          |
| Price          | \$294,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 852               |
| Acres          | 0.02              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402, 132 1 Avenue Nw |
| Subdivision | Downtown.            |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3H4              |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage |
| Parking Spaces | 1                                              |
| Parking        | Heated Garage, Stall, Titled, Underground      |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                     |
| Heating           | In Floor                                                                                                                        |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Living Room, Mantle, Brick Facing                                                                                          |

# of Stories                4

## Exterior

Exterior Features    Balcony, Lighting, Storage  
Construction        Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            July 4th, 2025  
Days on Market       51  
Zoning                 M3

## Listing Details

Listing Office         The Real Estate District

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