

# \$402,300 - 204, 760 Railway Gate Sw, Airdrie

MLS® #A2226125

**\$402,300**

3 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.04 Acres

Downtown., Airdrie, Alberta

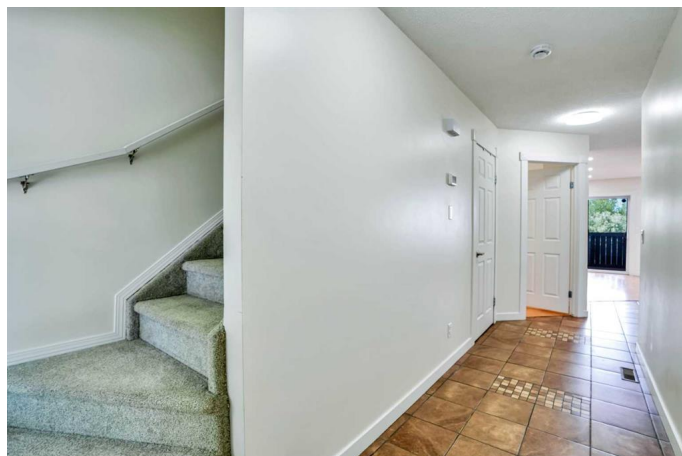
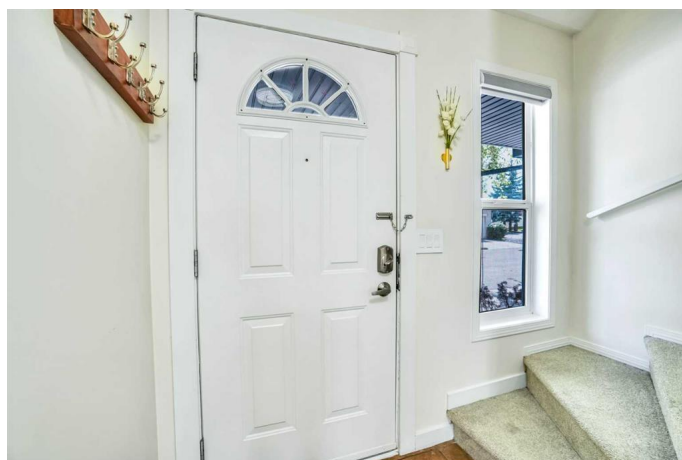
Welcome to McKenzie Village â€” where comfort meets convenience! This beautifully updated two-storey townhouse offers 3 bedrooms, 2.5 bathrooms, over 1,240 sq. ft. of functional living space, a single attached garage, driveway parking for a second vehicle, and a full unfinished basement awaiting your personal touch.

Step inside to discover a thoughtfully designed main floor featuring a modern kitchen with updated cabinetry, newer stainless-steel appliances (including a Samsung over-the-range microwave), mosaic tile backsplash, and a breakfast bar perfect for casual dining. The spacious living and dining areas are adorned with new laminate flooring and illuminated by upgraded luminous pot lights and modern dimmer-controlled ceiling lights, creating a warm and inviting ambiance.

Upstairs, newly installed carpet leads you to three generously sized bedrooms and a refreshed 4-piece bathroom. The primary suite boasts a private 3-piece ensuite and recent updates, including a new vanity, upgraded lighting, and a sleek lighted anti-fog bathroom mirror. Both upper-level bathrooms feature new toilets and flooring.

Additional highlights include:

A new General Aire furnace-mounted whole-house humidifier



Freshly painted throughout the entire home

Brondell non-electric bidet toilet seat upgrade

Stylish stainless steel door knobs

New custom blinds for added privacy and style

A new hot water tank

Brand new rear deck installed by the condo board in June 2023

Enjoy sunny summer days on your back deck with room for your patio set and BBQ. Ideally located just across the street from shops and restaurants and within walking distance to parks, playgrounds, and schools – this home is the total package!

Don't miss your chance to view this move-in ready gem in a vibrant and family-friendly community. Call your favorite realtor to book a showing today!

Built in 2003

**Essential Information**

MLS® #	A2226125
Price	\$402,300
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

### Community Information

Address	204, 760 Railway Gate Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3C5

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	DC-9

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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