

\$344,900 - 1301, 703 Luxstone Square Sw, Airdrie

MLS® #A2262712

\$344,900

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

15k Price Reduction!! Welcome to this charming end unit townhouse nestled in the sought-after community of Luxstone in Airdrie. This move-in ready home is perfect for first time buyers, young families, or savvy investors, offering incredible value and thoughtful design throughout. Step onto the welcoming front porch, perfect for morning coffee or relaxing evenings, and into a bright, open concept main floor featuring durable laminate flooring throughout. The spacious living room is bathed in natural light from a large south facing bay window, creating a warm and inviting atmosphere. Flowing seamlessly from the living space is a formal dining area, comfortably fitting a table for four with additional room for a coffee station or storage hutch. At the back of the home, you'll find a functional U-shaped kitchen complete with plenty of counter space, a corner walk-in pantry, and an adjacent breakfast nook, perfect for casual meals or working from home. From here you'll have easy access to the backyard which opens directly onto a peaceful communal green space. Upstairs, the spacious primary bedroom features a bright walk-in closet with a window and direct access via a cheater door to the 4-piece bathroom. Two more well-sized bedrooms and a linen closet complete the upper level. The unfinished basement provides ample opportunity to develop a large rec room, home gym, or office space giving you versatility depending on your lifestyle! Additional



highlights include two side-by-side parking stalls right out front and a well-managed complex that's just steps from a playground and within walking distance to a convenient plaza with a gas station, 7-Eleven, medical clinic, pharmacy, and multiple food options. Luxstone is a family-friendly, well-established community known for its walkability, parks, and proximity to schools (W.H Croxford High School, St Martin de Porres High School, Nose Creek Elementary School) and shopping. Living in Airdrie means enjoying small town charm with big city convenience, just minutes from Calgary and the airport, yet offering a quieter, more relaxed lifestyle.

Built in 2005

Essential Information

MLS® #	A2262712
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1301, 703 Luxstone Square Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code	T4B 0A4
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Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Assigned, Stall, Side By Side

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	40
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
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