

# \$699,000 - 264 Reunion Loop Nw, Airdrie

MLS® #A2228733

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.10 Acres

Reunion, Airdrie, Alberta

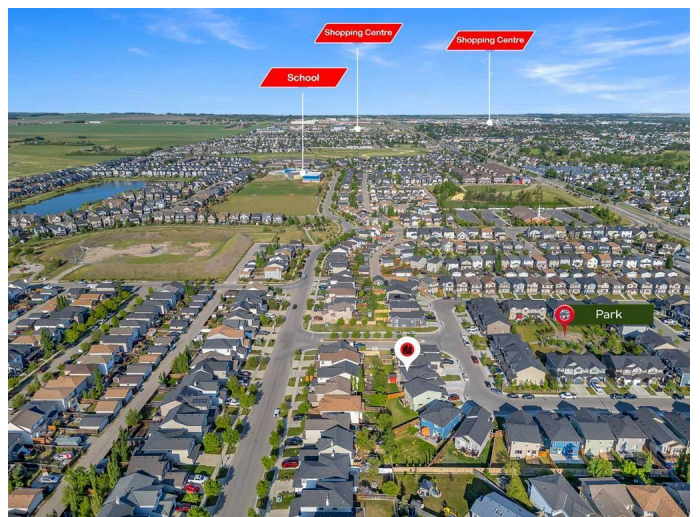
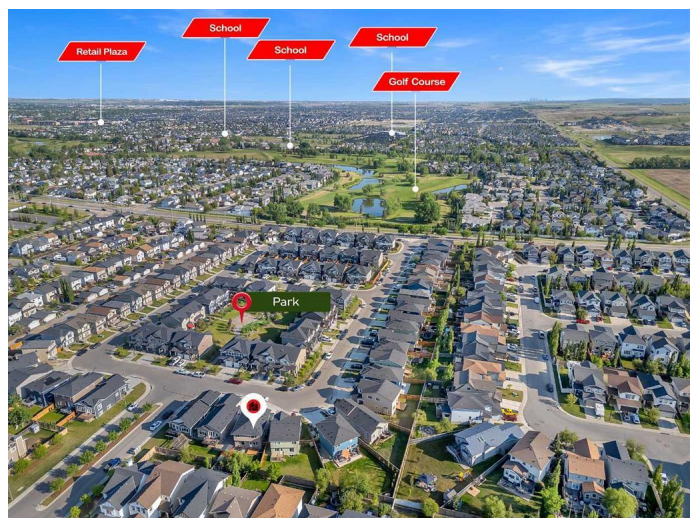
A Perfect Blend of Elegance, Space & Income Potential in Reunion, Airdrie

Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom home located on a quiet, family-friendly street in the highly sought-after community of Reunion, Airdrie. Designed with comfort, space, and functionality in mind, this home features a fully finished illegal basement with a private side entrance and a spacious backyard – ideal for families or savvy investors.

The open-concept main floor is bright and welcoming, with large windows, warm-toned flooring, and modern finishes throughout. At the heart of the home is a chef-inspired kitchen equipped with quartz countertops, premium stainless steel appliances, extended cabinetry, and a large island – perfect for entertaining and family meals.

Upstairs, unwind in the primary bedroom retreat complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a glass-enclosed shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry complete the upper floor.

The fully developed illegal basement with separate side entrance offers a large bedroom, full bathroom, living area, and kitchenette – currently generating



\$1,300/month in rental income.

Enjoy the expansive backyard, perfect for summer BBQs, kidsâ€™ playtime, or peaceful evenings under the stars.

Key Features:

- 4 Bedrooms | 3.5 Bathrooms
- 5-Piece Ensuite in Primary Bedroom
- Fully Finished Illegal Basement with Private Side Entrance
- Currently Rented for \$1,300/Month
- Chef-Inspired Kitchen with Quartz Counters & Extended Cabinetry
- Upper-Level Laundry
- Spacious Private Backyard
- Quiet Street in Family-Friendly Reunion Community
- Close to Parks, Schools, Playgrounds & Walking Paths

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This is a fantastic opportunity to own a beautifully maintained home with built-in income potential in one of Airdrieâ€™s most desirable neighbourhoods.

Built in 2021

Essential Information

MLS® #	A2228733
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.10
Year Built	2021
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	264 Reunion Loop Nw
Subdivision	Reunion
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4J5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
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Days on Market	39
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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