

# \$350,000 - 104, 2001 Luxstone Boulevard Sw, Airdrie

MLS® #A2254513

## \$350,000

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

PRICE DECREASE!! Welcome to #104 2001 Luxstone Blvd SW in Airdrie's desirable Luxstone community! This well-kept townhouse offers excellent value, with 3 bedrooms, 2.5 bathrooms, and a fully finished basement. The main level features a living room with a bay window, half bathroom, and a kitchen with generous cabinetry. This opens onto a bright dining room, overlooking the backyard and beautiful shared green space. Heading upstairs, you will find a spacious south-facing primary bedroom, two additional bedrooms across the hall, and a convenient centrally located full bathroom. The fully finished basement provides additional living space that would be perfect for a family room, office, guest area, or home gym. In addition, the basement offers an additional room, full bathroom, laundry room, and plenty of storage space. This home features a front porch surrounded by trees as well as a back deck, and a backyard complete with its own private storage shed. Directly out front are two assigned parking stalls. With low condo fees and a prime location near parks, schools, shopping centres, as well as quick highway access, this home delivers unbeatable value, in this vibrant, family-friendly community. Don't miss your chance to make this beautiful home your own!

Built in 2002

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2254513      |
| Price          | \$350,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,294         |
| Acres          | 0.03          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 104, 2001 Luxstone Boulevard Sw |
| Subdivision | Luxstone                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 2Y6                         |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Stall, Assigned          |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage, Ceiling Fan(s)                                                                                                                                   |
| Appliances        | Dishwasher, Dryer, Freezer, Garburator, Microwave, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Electric Oven, Other |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Other                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full                                                                                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Lot Description | Backs on to Park/Green Space, Few Trees |
| Roof            | Asphalt Shingle                         |
| Construction    | Vinyl Siding, Wood Frame                |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 60                   |
| Zoning         | R2-T                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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