

# \$299,900 - 1107, 10 Market Boulevard Se, Airdrie

MLS® #A2208420

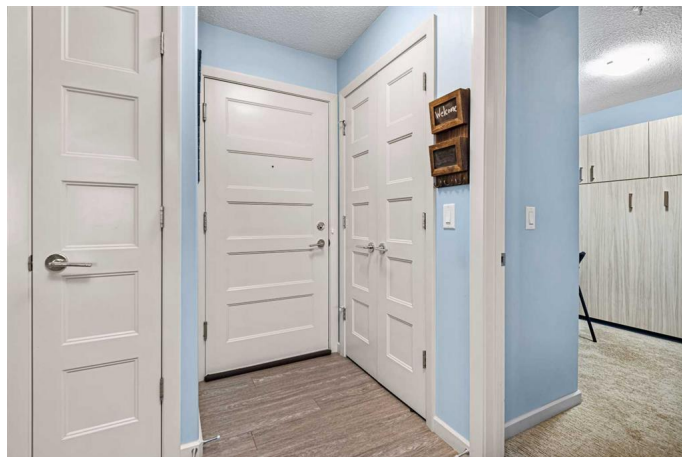
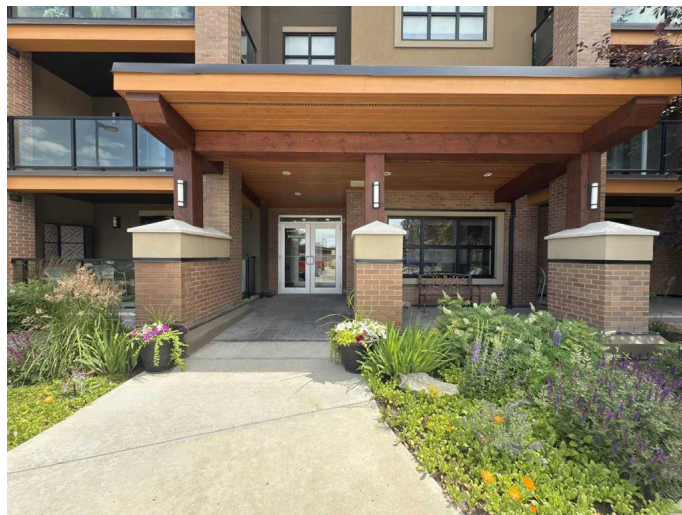
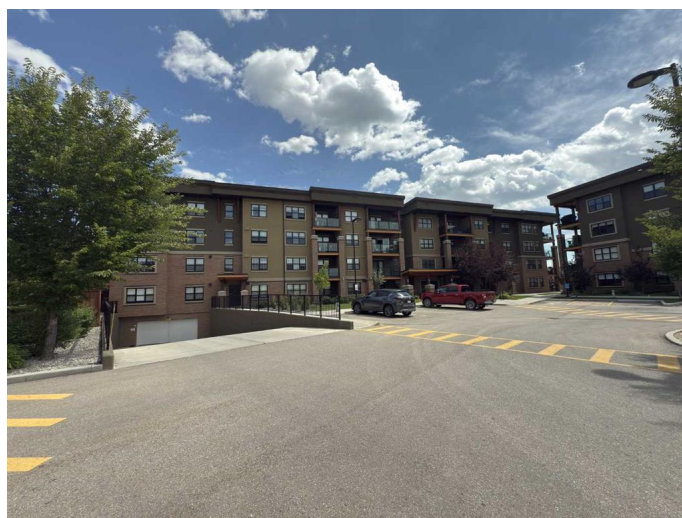
**\$299,900**

1 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Welcome to effortless living in this sought-after +40 condo community, where comfort, style & convenience come together. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this beautifully designed home has it all! Step into a bright & open-concept space featuring modern vinyl plank flooring, cozy in-floor heating for chilly days & air conditioning to keep you cool all summer. The sleek kitchen is both functional & stylish, stainless steel appliances, quartz countertops, ample cabinetry & under-counter lightingâ€”perfect for cooking & entertaining. The spacious primary bedroom offers a walk-in closet for plenty of storage, while the bathroom provides a relaxing retreat with a deep soaker tub. The versatile den, complete with a Murphy bed, easily transforms into a guest space or home office. In-suite laundry adds to the convenience. Enjoy direct walkout access from your private patio to greenspaceâ€”ideal for pet owners to access pathways for walks, or anyone who loves stepping outside for fresh air. The patio also includes a gas line, making summer BBQs a breeze! This well-maintained building offers fantastic amenities, including titled underground parking with a storage unit, a shop vacuum in the garage, a woodworking room & a gathering room with tables, books, microwave etc, for residents to socialize. The beautifully landscaped courtyard with a firepit provides a welcoming space to relax & connect with neighbors. Located just steps from grocery stores, restaurants, medical



offices & pharmaciesâ€™with easy access to QE2 for effortless commutingâ€™this home is truly in an unbeatable location. Donâ€™t miss out on this exceptional opportunity! Book your private viewing today!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208420          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 704               |
| Acres          | 0.02              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1107, 10 Market Boulevard Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A 0W8                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Secured Parking, Snow Removal, Trash, Visitor Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Stall, Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Smoking Home, Soaking Tub, Walk-In Closet(s), Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,                 |

|              |   |
|--------------|---|
|              | Window Coverings, Central Air Conditioner, Washer/Dryer Stacked |
| Heating      | In Floor  |
| Cooling      | Central Air   |
| # of Stories | 4   |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Barbecue                     |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 116             |
| Zoning         | M2              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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