

# \$469,500 - 237 Willowbrook Close Nw, Airdrie

MLS® #A2250973

**\$469,500**

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.08 Acres

Willowbrook, Airdrie, Alberta

Welcome to this beautifully maintained half-duplex located on a desirable corner lot! in a well thought of communities in Airdrie, just a short walk from the creek, perfect for fishing and the outdoors, This spacious two-story home offers a single attached garage plus plenty of room for additional street parking – even space for your RV. Inside, you’ll find a thoughtfully designed layout with a finished basement that adds extra living space for family, guests, or hobbies. The home is bright, inviting, and move-in ready, making it a perfect choice for those seeking comfort and convenience, whether you're a first time buyer, downsizing, or looking for an extra space. new flooring, paint, cabinets in 2021, Don’t miss this opportunity to own a great property in a prime location!

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250973    |
| Price          | \$469,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,282       |
| Acres          | 0.08        |
| Year Built     | 1994        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 237 Willowbrook Close Nw |
| Subdivision | Willowbrook              |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 2J6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full                                                         |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | None                                                                              |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Corner Lot, Cul-De-Sac, Few Trees, Landscaped |
| Roof              | Asphalt                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 73                |
| Zoning         | R2                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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