# \$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 Ceiling Fan(s), Storage

Appliances Dishwasher, Dryer, Garburator, Microwave, Microwave Hood Fan,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Electric Oven,

Freezer, Other, Oven

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 55

Zoning R2-T

# **Listing Details**

Listing Office Engel & Völkers Calgary

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