

# \$245,000 - 2227, 700 Willowbrook Road Nw, Airdrie

MLS® #A2245436

## \$245,000

2 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.02 Acres

Willowbrook, Airdrie, Alberta

Welcome to one of the most desirable layouts in the complex. This beautifully designed 987 sq ft unit features two full bedrooms, two bathrooms, and an additional flex room perfect for a home office, den, or extra storage. You™ll love the expansive primary bedroom and generously sized living room, among the largest in the entire building.

The oversized private deck offers more outdoor space than most units, ideal for relaxing or entertaining. Enjoy the comfort of radiant heated floors and an instant hot water boiler system. No baseboard heaters means more flexibility with your furniture layout.

Upgrades include a new boiler and new dishwasher. Secure underground parking, a well-managed complex, and a location close to all major amenities complete the package.

These floor plans rarely come to market. Don™t miss your opportunity.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2245436  |
| Price      | \$245,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 987               |
| Acres          | 0.02              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2227, 700 Willowbrook Road Nw |
| Subdivision | Willowbrook                   |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T2B 2B7                       |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking    |
| Parking Spaces | 1                                  |
| Parking        | Heated Garage, Titled, Underground |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor                                                                                      |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | R5               |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.