

**16, 209 Woodside Drive NW**  
**Airdrie, Alberta**

**MLS # A2221143**



**\$275,000**

<b>Division:</b>	Woodside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Excellent opportunity to own a bungalow-style townhouse in this 50+ complex in Woodside. This lovely home is a perfect place to enjoy low maintenance living with privacy. No need to worry about hallways, or people living above or below you here. Walking inside, the bright open concept floor plan is enhanced by a nice vaulted ceiling. Fresh laminate floors make getting around on a walker easy and convenient. The kitchen has been updated with epoxy counters and modern stainless steel appliances. You'll appreciate the fact that you don't have to travel far to do your washing, as there is main floor laundry. There are two bedrooms at the back, and one leads out to the back&nbsp;yard, where you can enjoy the southern sunshine. A 4 piece bathroom and a storage&nbsp;room completes the main floor. There is a crawl space which is great for storage seasonal items and sports equipment. This is also where the furnace and hot water tank are also housed. Two parking stalls are assigned to this unit and there is plenty of visitor parking. Woodside is a very quiet community with a golf course and plenty of mature trees. Condo fees of \$349 per month include exterior maintenance for all common areas, snow removal and landscaping, professional management, insurance for common areas, and reserve fund contributions. Pets are not allowed in this complex.&nbsp;