

# **\$369,900 - 1702, 703 Luxstone Square Sw, Airdrie**

MLS® #A2213997

**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Beautifully Finished 3-Bedroom Townhome in Luxstone Park Place! Welcome to this fully finished 3-bedroom, 2.5-bath townhome in the highly desirable community of Luxstone! Built in 2005, this well-maintained unit offers over 1,500 sq. ft. of comfortable living space and is perfectly situated close to schools, parks, shopping, and with quick access to Highway 2â€”ideal for commuters heading into Calgary.

The main level features an open-concept layout with 9-ft ceilings, a spacious living room, a convenient half bath, and a bright dining area. The kitchen is equipped with maple cabinetry, a raised breakfast bar, and newer stainless-steel appliances. Step out onto the expansive 17'10" x 12'4" deck, perfect for entertaining or enjoying family time outdoors. Upstairs, the large primary bedroom includes a walk-in closet and a cheater ensuite to the 4-piece main bath. Two additional bedrooms offer flexibility for family, guests, or a home office. The FULLY FINISHED basement includes a cozy family room, a 3-piece bathroom, LAUNDRY ROOM WITH SINK and a dedicated storage area with built-in shelving.

There are 2 ASSIGNED PARKING STALLS: #21 AND 22 JUST OUTSIDE TO THE RIGHT OF THE FRONT DOOR. This move-in-ready home is perfect for first-time buyers, young families, or investors. Donâ€™t miss outâ€”book your private showing today!

Built in 2005



## Essential Information

MLS® #	A2213997
Price	\$369,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1702, 703 Luxstone Square Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A4

## Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Stall

## Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
-------------------	------

Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	R2-T

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.