

# \$325,000 - 1107, 10 Market Boulevard Se, Airdrie

MLS® #A2208420

**\$325,000**

1 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Welcome to effortless living in this sought-after +40 condo community, where comfort, style & convenience come together. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this beautifully designed home has it all! Step into a bright & open-concept space featuring modern vinyl plank flooring, cozy in-floor heating for chilly days & air conditioning to keep you cool all summer. The sleek kitchen is both functional & stylish, stainless steel appliances, quartz countertops, ample cabinetry & under-counter lightingâ€”perfect for cooking & entertaining. The spacious primary bedroom offers a walk-in closet for plenty of storage, while the bathroom provides a relaxing retreat with a deep soaker tub. The versatile den, complete with a Murphy bed, easily transforms into a guest space or home office. In-suite laundry adds to the convenience. Enjoy direct walkout access from your private patio to greenspaceâ€”ideal for pet owners to access pathways for walks, or anyone who loves stepping outside for fresh air. The patio also includes a gas line, making summer BBQs a breeze! This well-maintained building offers fantastic amenities, including titled underground parking with a storage unit, a shop vacuum in the garage, a woodworking room & a gathering room with tables, books, microwave etc, for residents to socialize. The beautifully landscaped courtyard with a firepit provides a welcoming space to relax & connect with neighbors. Located just steps from grocery stores, restaurants, medical



offices & pharmaciesâ€™with easy access to QE2 for effortless commutingâ€™this home is truly in an unbeatable location. Donâ€™t miss out on this exceptional opportunity! Book your private viewing today!

Built in 2016

### Essential Information

MLS® #	A2208420
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1107, 10 Market Boulevard Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0W8

### Amenities

Amenities	Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Quartz Counters, Walk-In Closet(s), Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range

	Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	29
Zoning	M2

## Listing Details

Listing Office	MaxWell Capital 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.