

\$394,999 - 4302, 1001 8 Street Nw, Airdrie

MLS® #A2223023

\$394,999

2 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

WALKOUT BASEMENT (ROUGED-IN BATHROOM) | 2 PRIMARY BEDROOMS W/ ENSUITES | 9'™ CEILINGS | SCENIC VIEWS | FENCED YARD | 2 PARKING STALLS | BACKING GREENSPACE

Welcome to The Trails at Williamstown—this 2-storey townhome backs directly onto open greenbelt with unobstructed prairie and wetland views. Inside, enjoy just under 1,200 sq.ft. of well-planned space featuring 9' ceilings, large windows, and a bright open-concept layout. The kitchen offers stainless steel appliances, a pantry, raised breakfast bar, and a sunny dining area overlooking nature.

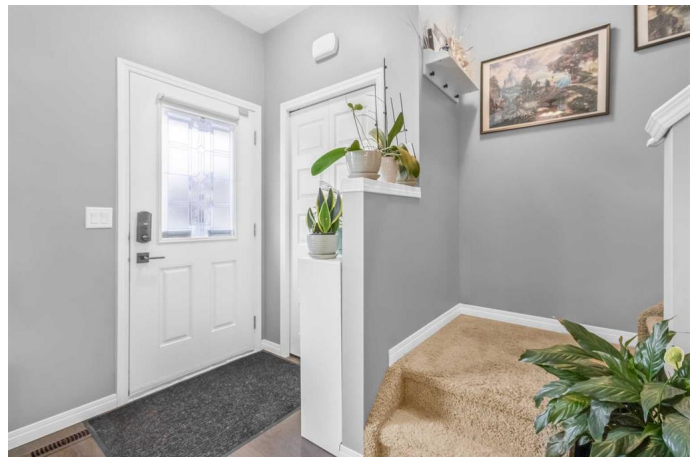
Upstairs features 2 large bedrooms—each with its own 4-piece ensuite, ideal for privacy and flexible living. The walk-out basement is undeveloped but includes roughed-in plumbing for a bathroom, making future development that much easier. Bonus: enjoy a fully fenced yard, gas BBQ line, and a north-facing balcony perfect for relaxing with no rear neighbors.

Tucked in a quiet, pet-friendly complex, you're steps from nature trails, parks, ponds, and a community rec centre, with schools, shopping, and Woodside Golf Course just minutes away.

2 parking stalls (assigned + additional pass)

Low condo fees

Roughed-in plumbing for basement bathroom



Ideal for first-time buyers.

Don't miss this rare walk-out opportunity in one of Airdrie's most desirable communities!

Built in 2012

Essential Information

MLS® #	A2223023
Price	\$394,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4302, 1001 8 Street Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0W9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	26
Zoning	R2-T

Listing Details

Listing Office	Real Broker
----------------	-------------

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.