

# \$414,900 - 901, 280 Williamstown Close Nw, Airdrie

MLS® #A2233463

**\$414,900**

3 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

This modern END UNIT townhome with a double attached garage plus room for two more vehicles on the driveway offers space, style, and convenience. The ground level welcomes you with a bright flex room — perfect for a home office, gym, or cozy reading nook — plus a full 3-piece bathroom with an oversized shower. Durable laminate and tile flooring runs throughout this level. The spacious double garage easily fits two vehicles and includes an overhead storage rack for all your extras. Upstairs, the main floor features a bright and open layout with 9'™ ceilings and large windows flooding the space with natural light. The kitchen is the heart of the home with rich dark cabinetry, quartz countertops, stainless steel appliances, and a huge island with a breakfast bar — ideal for casual meals or entertaining. The adjoining living room offers a cozy electric fireplace and direct access to the sunny balcony — your perfect spot for morning coffee or relaxing after work. A cheerful dining nook and convenient 2-piece bath complete this level. The top floor offers a peaceful primary suite complete with a 4-piece ensuite featuring quartz vanity with dual sinks, an oversized shower, and a generous walk-in closet. Two additional bedrooms, a full 4-piece bathroom (also with quartz finishes), and laundry round out the upper level. Located just steps from a community playground, Heron's Crossing Elementary, and the beautiful Environmental Reserve — plus tucked onto a quiet street for extra peace and



privacy. To view this great unit, simply call your favourite agent!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233463      |
| Price          | \$414,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,540         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 901, 280 Williamstown Close Nw |
| Subdivision | Williamstown                   |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B 4B6                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                                                                                  |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Central                                                                                                         |

|                 |             |
|-----------------|-------------|
| Cooling         | None        |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| Has Basement    | Yes         |
| Basement        | See Remarks |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 89              |
| Zoning         | R2-T            |

## Listing Details

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

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