

# **\$373,000 - 1303, 703 Luxstone Square Sw, Airdrie**

MLS® #A2242216

**\$373,000**

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Welcome to this beautiful 3-Bedroom Townhouse in this south-after Luxstone complex! This 3-bedroom, 1.5-bath townhouse offers over 1,180 sq ft of thoughtfully designed living space and is perfect for first-time homebuyers or savvy investors.

The main floor features 9' ceilings, and a bright, spacious living room. The functional kitchen includes black appliances, maple cabinets, a raised eating bar, corner pantry, and ample cupboard and counter space. The adjoining dining area is ideal for hosting family dinners or entertaining guests, and it opens to a peaceful rear green space. A convenient 2-piece bath completes the main level. Upstairs, enjoy three generously sized bedrooms include a spacious primary suite with a walk-in closet and cheater ensuite access to the full 4-piece bathroom, offering comfort and privacy.

The large unfinished basement provides endless possibilities for future development and includes the laundry area and extra storage space.

Additional features include 2 assigned parking stalls located directly in front of the unit, and an unbeatable location with easy access to schools, parks, walking paths, grocery stores, medical services, and more.



Whether you're entering the market or adding to your investment portfolio, this updated and stylish townhouse is a fantastic opportunity in a great location. Book your showing today!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242216      |
| Price          | \$373,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,185         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1303, 703 Luxstone Square Sw |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0A4                      |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Visitor Parking             |
| Parking Spaces | 2                           |
| Parking        | Off Street, Stall, Assigned |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | None                                                        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level |
| Roof              | Asphalt Shingle                                             |
| Construction      | Concrete, Vinyl Siding                                      |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 34               |
| Zoning         | R2-T             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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