

# \$290,000 - 9, 51 Big Hill Way Se, Airdrie

MLS® #A2189789

**\$290,000**

2 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Big Springs, Airdrie, Alberta

MOTIVATED SELLER - PRICE REDUCED! - LET'S WORK A DEAL ON THIS END UNIT TOWNHOUSE WITH A FULLY FENCED YARD \*\*\* New Price Mar 31st \*\*\* Great Opportunity to own this END UNIT Bi-Level Townhouse that has a FULLY FENCED YARD and has seen many RENOVATIONS and UPDATES. With 965 sqft of Developed Living Space plus the yard, you will be able to create a Home that is bright and enjoyable. When you enter this Townhouse, you will notice the Large Windows throughout and the No Carpet Flooring. The Kitchen has seen a recent Renovation with NEW WHITE CABINETRY, NEW COUNTERTOPS, Stainless Steel Appliances with a New Fridge, and Tiling. The Living Room is quite spacious with a Large West Facing Window overlooking the Yard. The Lower Level has 2 Large Bedrooms with Oversized Windows that are above grade, a RENOVATED 4 PC BATHROOM with a New Vanity, Toilet, Tub, and Flooring. There is Storage and a Laundry/Utility Room. Other updates include some new Doors, flooring and has been freshly painted on most walls and trim. The West Facing Yard is FULLY FENCED, has great space to enjoy your summer days, and a shed for extra storage. There are 2 entrances to the Townhouse. The Parking Stall is right in front and there is a lot of Visitor Parking steps away. Dogs are permitted with Board Approval. This Townhouse is ready for a Quick Possession. Ensure to watch the video tour on MLS or



Realtor.ca.

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2189789      |
| Price          | \$290,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 576           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9, 51 Big Hill Way Se |
| Subdivision | Big Springs           |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4A 1M7               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Stall                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Dryer, Range Hood, Refrigerator, Electric Stove, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 64                 |
| Zoning         | R3                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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.