

\$400,000 - 1307, 2400 Ravenswood View Se, Airdrie

MLS® #A2241773

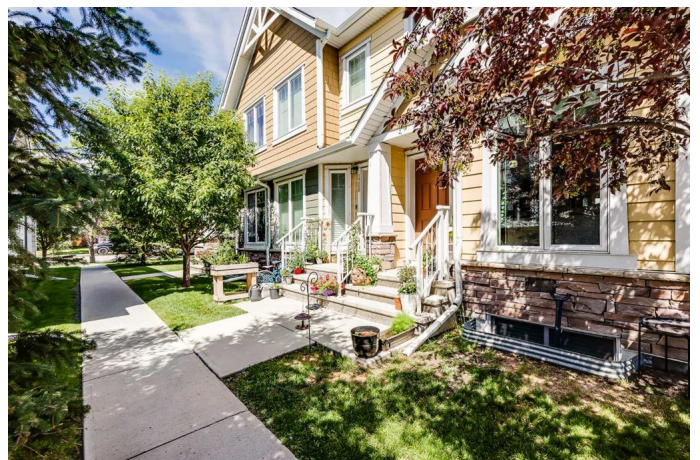
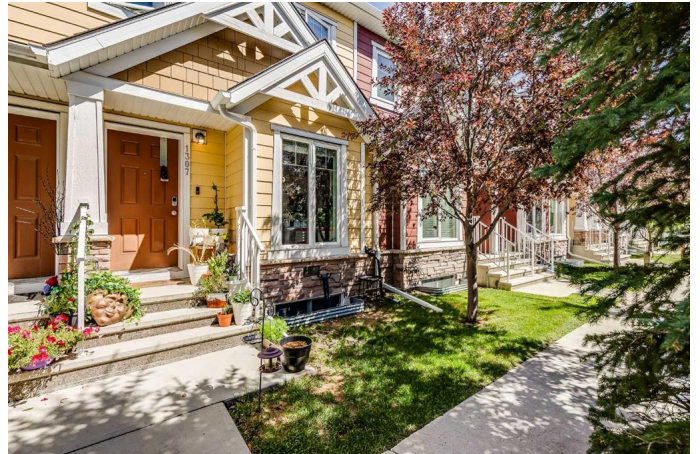
\$400,000

2 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.02 Acres

Ravenswood, Airdrie, Alberta

Welcome to this beautifully maintained SMART HOME in the heart of family and pet friendly Ravenswood. This condo is fully fenced, with a NO-MAINTENANCE BACKYARD and gas BBQ hookup, creating your own sunny, private retreat at the edge of Airdrie's™ Southeast. Easy access to all amenities, shopping and only a short commute to Calgary via the QE2 and RR 292. The LOW CONDO FEES cover exterior home repairs, insurance and all ground maintenance for the Zen compound which will make your new life here low maintenance! The charming community of Ravenswood offers a connected lifestyle with schools (including École des Hautes-Plaines and Heloise Lorimer School), beautiful parks and trails just steps away. Inside you will notice modern tech features like a SECURITY SYSTEM, NEST HOME SYSTEM, LIGHTING CONTROLS AND KEYLESS ENTRY. Upon entering you'll notice a bright and functional layout with 9'™ ceilings and durable laminate flooring that flows throughout the main floor. The front living room invites relaxation, while the central dining area offers a welcoming space to gather. At the back, a stylish kitchen is equipped with beautiful quartz countertops, stainless steel appliances, full-height cabinetry, a centre island and timeless subway tile, ideal for everyday living and entertaining alike. A discreet powder room adds main floor convenience! Upstairs, you'll find a dual ensuite layout for ultimate privacy. One



bedroom features a private 4-piece ensuite and large closet, while the second offers its own 3-piece ensuite and dual closets, perfect for children, roommates or guests alike. The unfinished basement is ready for your vision with high ceilings, a large legal suite sized window, blow in insulation, perimeter braced as well as rough ins for a future bathroom. Additional perks include HARDIE BOARD SIDING, a HIGH-EFFICIENCY FURNACE, HRV, CENTRAL VAC, WATER SOFTENER and 1 assigned parking stall with abundant visitor and street parking for guests.

Built in 2015

Essential Information

MLS® #	A2241773
Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1307, 2400 Ravenswood View Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0V7

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	R3

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.