

# \$359,000 - 702, 720 Willowbrook Road Nw, Airdrie

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MLS® #A2236926

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.03 Acres

Willowbrook, Airdrie, Alberta

This well-maintained 2-storey townhouse offers over 1,200 sq ft of thoughtfully designed living space in a sought-after complex in the small community of Willowbrook. One of the first things youâ€™ll notice when entering this community is its unique sense of PRIVACYâ€”it's not connected to surrounding neighbourhoods, so traffic is minimal and primarily limited to residents and their guests.

Inside, youâ€™ll find a bright and open layout with large windows, BRAND NEW CARPET in the Living Room, modern neutral tones, and a custom BUILT-IN WALL UNIT surrounding a cozy GAS FIREPLACE in the spacious living room. Patio doors lead directly from the living room to the outdoor space, making it easy to enjoy a sunny afternoon or step out for some fresh air.

The kitchen offers more than just functionâ€”it features AMPLE CABINETRY, full-sized appliances, and a breakfast bar, making it feel far more spacious than the average apartment-style layout. The dedicated dining area offers a comfortable space for hosting family dinners or gathering with friends for game nights.

Upstairs, youâ€™ll find three generously sized bedrooms, including a bright and spacious primary suite featuring direct access to the shared 4-piece bathroom through a convenient Jack-and-Jill layout. The walk-in closet offers



more storage than you might expect, providing both functionality and convenience. Completing the upper level is a versatile LOFT-STYLE NOOK, ideal for a home office, study area, or dedicated space for hobbies and entertainment.

The unfinished basement includes laundry, rough-in plumbing for a future bathroom, a WATER SOFTENER and plenty of room to develop an additional bedroom, living space and storage. Parking is easy and convenient with an ATTACHED SINGLE GARAGE plus a FULL DRIVEWAY padâ€”room for two vehicles with no need to rely on street parking.

Enjoy the lifestyle that comes with being steps from Airdrieâ€™s expansive pathway system, nearby playgrounds, BMX Park, shopping, and diningâ€”all within walking distance. This home delivers on value, comfort, and locationâ€”ideal for first-time buyers, downsizers, or savvy investors.

Donâ€™t miss your opportunity to get into a well-cared-for home in one of Airdrieâ€™s most convenient and quiet communities.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236926    |
| Price          | \$359,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,242       |
| Acres          | 0.03        |
| Year Built     | 2003        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 702, 720 Willowbrook Road N |
| Subdivision | Willowbrook                 |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 2Y9                     |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Visitor Parking               |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached, Drive |
| # of Garages   | 1                             |

**Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan                                                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Unfinished, Full                                                                                                |

**Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Other                                                                  |
| Lot Description   | Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                        |

**Additional Information**



|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 81              |
| Zoning         | R2-T            |

**Listing Details**

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

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