

# \$349,900 - 702, 760 Railway Gate Sw, Airdrie

MLS® #A2264107

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.04 Acres

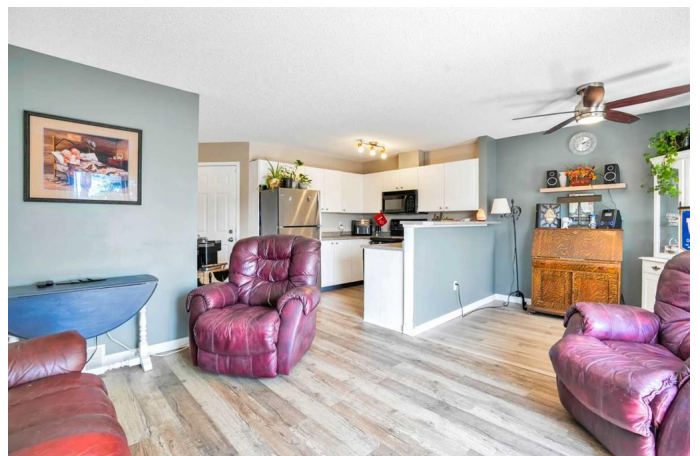
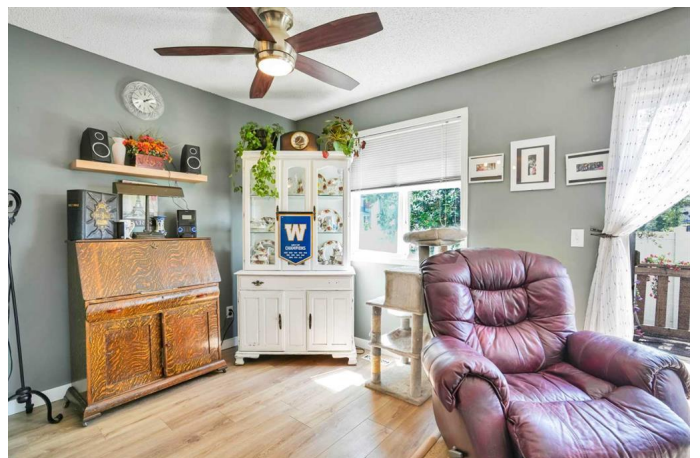
Luxstone, Airdrie, Alberta

Experience Modern Living | 3-Bedroom  
Townhome | 2.5 Baths | Fireplace | Single  
Garage

Welcome to this beautifully maintained townhome in the heart of Airdrie's vibrant and family-friendly community! This charming home features stunning maple laminate flooring on the main level, a cozy corner gas fireplace perfect for relaxing evenings, and a stylish kitchen with sleek black appliances, including a microwave hood fan. The open-concept layout flows seamlessly into the dining and living areas, creating an inviting space for entertaining.

Upstairs, you'll find brand-new carpet (installed October 2025), three spacious bedrooms, including a primary suite with a 3-piece ensuite and walk-in closet. The south-facing rear deck is accessible through the patio doors and offers the perfect spot for sunny BBQs or quiet morning coffee. With 2.5 bathrooms, a single attached garage, and a clean, move-in-ready interior, this home truly has it all.

Located in the desirable Railside community of Airdrie, you'll enjoy easy access to parks, walking paths, schools, shopping centers, restaurants, and all major amenities. Commuters will appreciate the quick access to QEII Highway and downtown Airdrie, while families will love the safe, welcoming



neighborhood atmosphere.

Discover the perfect blend of comfort, style, and convenienceâ€”your modern Airdrie lifestyle awaits at #702 â€” 760 Railway Gate SW! - New carpet installed in Oct 2025

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264107      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 702, 760 Railway Gate Sw |
| Subdivision | Luxstone                 |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B3C5                   |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Visitor Parking, Snow Removal, Trash |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Garburator |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Full                                                                               |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 23                 |
| Zoning         | DC-9               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp 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.