

\$369,000 - 702, 720 Willowbrook Road Nw, Airdrie

MLS® #A2236926

\$369,000

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 **PRIVACY**â€”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	\$369,000
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 Nw
Subdivision	Willowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Y9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, On Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan
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	Full, Unfinished

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	37
Zoning	R2-T

Listing Details

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

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.