

# \$453,000 - 237 South Point Park Sw, Airdrie

MLS® #A2213810

**\$453,000**

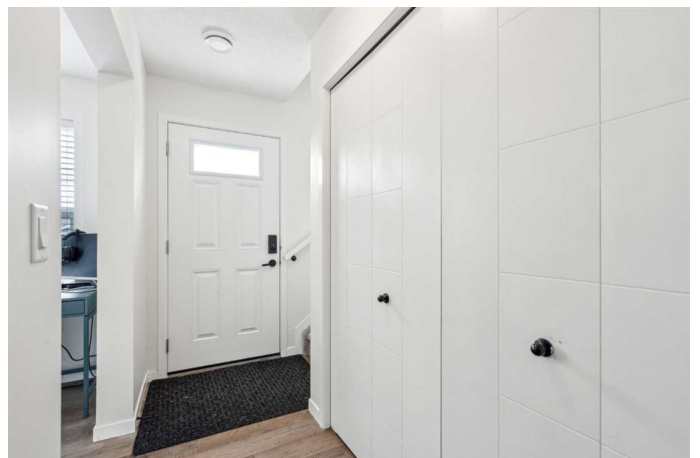
3 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.04 Acres

South Point, Airdrie, Alberta

Welcome to this beautifully maintained 3-story townhome offering 1,600 sq ft of thoughtfully designed living space. Perfectly situated in a sought-after complex close to schools, playgrounds, tennis courts, shopping, and with quick access to Highway 2 – this home truly has it all! The main floor welcomes you with a bright and versatile den, ideal for a home office, gym, or even a guest bedroom, and provides convenient access to the double attached garage. Head upstairs to the second level where you'll find a stunning open-concept layout featuring a modern kitchen with quartz countertops, an upgraded stainless steel appliance package, and a spacious island that seamlessly flows into the dining and living areas. A south-facing balcony off the dining room invites in tons of natural light – the perfect spot for morning coffee or evening relaxation. A convenient half bath completes this floor. The top level boasts 3 generously sized bedrooms and 2 full bathrooms, including a serene primary suite with ensuite and ample closet space. This home shows pride of ownership throughout and is nestled in a well-managed complex in a family-friendly community. Whether you're commuting, working from home, or just looking for lifestyle convenience, this townhome is the perfect fit. Don't miss your chance to call this gem home – book your showing today!

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213810      |
| Price          | \$453,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,594         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 237 South Point Park Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 5G8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

## Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 58               |
| Zoning         | R3               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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