

\$699,499 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2263915

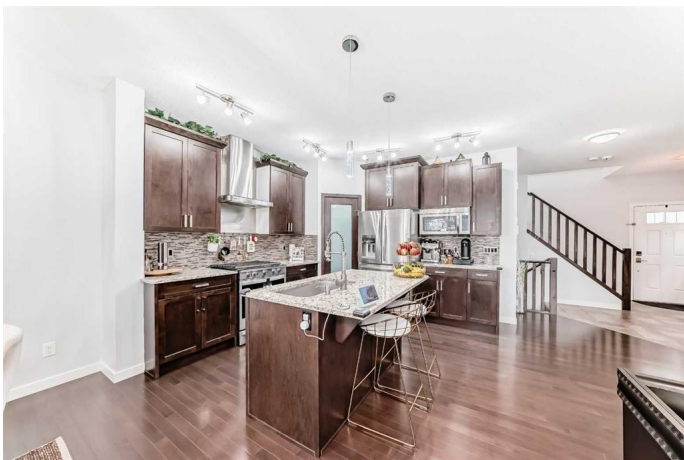
\$699,499

4 Bedroom, 4.00 Bathroom, 1,938 sqft
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

(NEW SELLER INCENTIVE of \$3,000 to BUYERS for legal or moving costs.) A remarkable opportunity awaits you. Welcome to 165 Hillcrest Drive SW, Airdrie – This spectacular home is in a very central location, mere steps from parks, pathways, schools & more. A home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie. This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today’s families are looking for. The main floor sets the tone with a bright, open kitchen–dining–living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a partially covered deck, with gas hookup for your BBQ – ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. The heated 2 car attached garage adds security, comfort and convenience. Upstairs, you’ll find a spacious bonus room – the perfect retreat for movie nights or a kids’ hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. Make your way downstairs to the finished basement (with

165 Hillcrest Drive SW, Airdrie (A2663915)			
Financing Scenarios			
Asking price	\$699,999	Taxes per month	\$369
Interest Rate	4.39%	Amortization	25 years
	Option 1	Option 2	Option 3
Percentage Down	5%	10%	20%
Down Payment \$\$	\$35,000	\$70,000	\$140,000
First Mortgage	\$664,999	\$629,999	\$559,999
CMHC or GE fee	\$23,940	\$15,120	\$0
Total financing	\$688,939	\$645,119	\$559,999
Monthly Tax	\$369	\$369	\$369
P.I.T. total per month principal/interest/taxes	\$4,140	\$3,900	\$3,434
Minus Suite Income	-\$1,500	-\$1500	-\$1500
Monthly Payments (Utilities Extra)	\$2,640	\$2,400	\$1,934
(verify exact numbers with a professional Mortgage Broker)			



permits) that boasts your 1 bedroom, Illegal Suite with a 4 pc bath, living room area, separate laundry and the "walk out to grade" entry. As an "AIRBnB" or home for your Adult children or Aging parent, this feature can help your finances and your Soul. With extras like a High efficiency furnace high "e" hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities close to schools, parks, pathways, and quick access to Calgary. The perfect family 4 bedroom home . Live in classy comfort and generate income.

Built in 2015

Essential Information

MLS® #	A2263915
Price	\$699,499
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	165 Hillcrest Drive Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	29
Zoning	R1-U

Listing Details

Listing Office	TREC The Real Estate Company
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