

# \$440,000 - 3140 Windsong Boulevard Sw, Airdrie

MLS® #A2269728

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Open House, Nov 15, 12-2 pm. Welcome to the heart of southwest Airdrie – where convenience meets comfort!

Located just off the new 40th Avenue interchange, this beautifully maintained 2012 row townhouse offers quick and easy access to everything Airdrie and Calgary have to offer. You™ll love being just minutes from Windsong School, Coopers Crossing Shopping Centre, CrossIron Mills Mall, and the Calgary Airport – the perfect location for busy families and commuters alike.

This NO CONDO FEE home is individually titled and features a double attached garage and low-maintenance yard. Inside, you™re greeted with elegant hardwood floors and an open-concept main level that flows seamlessly between the kitchen, dining, and living areas – perfect for entertaining or relaxing at home.

Upstairs, enjoy a spacious bonus room with access to your private balcony above the garage, ideal for morning coffee or evening sunsets. The primary bedroom includes a private ensuite, while two additional bedrooms and a 4-piece bath complete the upper level.

The unfinished basement with a rough-in for a future bathroom provides the perfect opportunity to expand your living space as your family grows.



Come experience this vibrant and accessible area of Airdrie – your new home awaits!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2269728      |
| Price          | \$440,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,334         |
| Acres          | 0.03          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3140 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3T3                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry                                       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central                                                                       |
| Cooling           | None                                                                          |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 7                   |
| Zoning         | R2-T                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.