

# \$529,900 - 264 South Point Greenway Sw, Airdrie

MLS® #A2221829

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.05 Acres

South Point, Airdrie, Alberta

Welcome to this amazing walk out basement, landscaped and fenced, 2 storey Row home with 3 bedroom and 2.5 bathrooms. This is a perfect family home extended over 1600 sq. ft. Enjoy the north facing front patio fronting onto a wonderful green space and children's play area. This is a very unique Row Home with a spacious foyer leading to a bright and airy living room, dining room kitchen and flex room. This modern spacious open floor plan features 9-foot ceilings, large bright front window, patio door and vinyl plank flooring throughout the main level. The living, dining and kitchen area is just perfect for relaxing, entertaining or enjoying the evening sun on the back balcony. The kitchen is spacious, featuring quartz countertops, S/S appliances, Cabinets to the ceiling, lots of cabinets, large centered island, modern tile backsplash, LED pot lights and pendulum lights. The master bedroom is bright, spacious with large windows, a walk-in closet, ensuite with double sinks and a walk-in shower. The two additional bedrooms, which provide room for a growing family, 4-piece bathroom and laundry room complete this upper level. The lower level an unfinished walk out basement with roughed in plumbing. The back yard features an additional patio, an over size detached double garage and a driveway for a total of 4 parking areas.

Built in 2024



**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2221829      |
| Price          | \$529,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,642         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 264 South Point Greenway Sw |
| Subdivision | South Point                 |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 5H7                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator |
| Heating           | Central, Natural Gas                                                              |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished, Walk-Out                                                        |

**Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                                            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Composite Siding, Vinyl Siding                                                                              |
| Foundation        | Poured Concrete                                                                                             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 6              |
| Zoning         | R2-T           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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