



GRASSROOTS
REALTY GROUP

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**165 Southpoint Greenway SW
Airdrie, Alberta**

MLS # A2242922



\$549,900

Division:	South Point		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T townhouse
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: all window coverings

Modern Living in the Heart of Airdrie – No Condo Fees! ***** OPEN HOUSE This Saturday The 13th of September from 12-2 pm
***** Welcome to this beautifully designed 2022-built center-unit row townhouse, where style, energy efficiency, and location come together in perfect harmony. With no condo fees, this move-in-ready home offers exceptional value in one of Airdrie's most family-friendly communities—just steps from parks, schools, and green spaces. As a middle unit, it boasts superior insulation and lower utility costs, making it as smart as it is stylish. Inside, the bright white interior and low-maintenance laminate flooring create a clean, modern atmosphere throughout the open-concept main floor. The stunning kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, and plenty of storage—ideal for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, a dedicated laundry room, and a versatile office that can easily serve as a fourth bedroom. The primary suite overlooks a beautifully maintained greenspace and features a walk-in closet and private 4-piece ensuite. Two additional bedrooms share a full bathroom. The semi-finished basement offers room to grow—perfect for a rec room, home gym, or additional storage. A rare bonus: a detached, insulated double garage plus a double parking pad, offering parking for up to four vehicles—perfect for busy households or guests. This is your chance to enjoy modern design, energy savings, and a fantastic location—without condo fees—in a community that feels like home from day one.