



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**165 Southpoint Greenway SW  
Airdrie, Alberta**

**MLS # A2242922**



**\$549,900**

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

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

**Inclusions:** all window coverings

Modern Living in the Heart of Airdrie &ndash; No Condo Fees! 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&mdash;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&mdash;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&mdash;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&mdash;perfect for busy households or guests. This is your chance to enjoy modern design, energy savings, and a fantastic location&mdash;without condo fees&mdash;in a community that feels like home from day one.