



**216 Windbury Lane SW
Airdrie, Alberta**

MLS # A2254841



\$424,999

Division: Airdrie Meadows

Type: Residential/Other

Style: 2 Storey

Size: 1,318 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.03 Acre

Lot Feat: Back Lane, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Window Coverings

NO CONDO FEES — Discover exceptional value and stylish living at 216 Windbury Lane SW, a beautifully upgraded 3-bedroom, 2.5-bath townhome nestled in the heart of South Windsong, Airdrie. Perfectly positioned directly across from a park and scenic walking paths, this home offers the ideal blend of comfort, location, and modern design—with zero condo fees. Step into a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, knock-down ceilings, and an abundance of natural light. The designer kitchen is the true showpiece, showcasing sleek quartz countertops, stainless steel appliances, upgraded cabinetry, and a large central island with bar seating, making it perfect for hosting or enjoying casual family meals. Upstairs, the spacious primary suite offers a tranquil retreat with a luxurious tiled ensuite shower, while two additional bedrooms provide ample space for kids, guests, or a home office. Both bathrooms are finished with high-end tilework and modern fixtures for a spa-like feel. Enjoy the convenience of an attached garage, a private driveway, and a fully landscaped exterior—all just minutes from top-rated schools, shopping, and quick access to Deerfoot Trail, CrossIron Mills, and North Calgary. Whether you're a first-time buyer, a growing family, or looking to downsize without sacrificing style, this move-in-ready gem delivers the perfect balance of function and flair—all with no condo fees. Don't miss this rare opportunity!