



**GRASSROOTS**  
REALTY GROUP

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**445 South Point Glen SW  
Airdrie, Alberta**

**MLS # A2256400**



**\$609,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | South Point            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,646 sq.ft.           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                  |

|                    |                                                       |                   |      |
|--------------------|-------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** Basement appliances - washer, dryer, electric range, refrigerator

Only 300m from the school and playground, this South Point home sits on a quiet street with back alley access. The property offers a double car garage, a well-kept backyard, and a deck ready for summer evenings. Inside, there are 3 bedrooms and 2.5 bathrooms, giving families the right amount of space without feeling crowded. The basement illegal suite is currently rented for \$1,100/month with tenants on a month-to-month basis—a simple way to offset your mortgage or create extra income. A practical home that combines everyday comfort with smart investment potential.