



GRASSROOTS
REALTY GROUP

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**1702, 1530 Bayside Avenue SW
Airdrie, Alberta**

MLS # A2263578



\$469,900

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,274 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 381
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

****OPEN HOUSE - Saturday, Oct. 11th from 12-2pm**** CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE. Modern Style Meets Everyday Comfort in Bayside! This 3-bedroom, 2.5-bath beauty feels brand new from top to bottom! Step inside and instantly fall in love with the airy, open vibe, freshly painted walls, doors, and ceilings, and gorgeous new luxury vinyl plank flooring that ties everything together. The living room is a total showstopper — a dramatic high-ceiling gas fireplace feature sets the tone for cozy nights in and stylish entertaining. The modern kitchen is equally impressive with sleek cabinetry, brand-new stainless-steel fridge and stove, and a west-facing balcony right off the dining area—perfect for BBQs (yes, there’s a gas hookup!) or catching those golden sunset views. Upstairs, the primary suite is pure relaxation with zebra blinds, tons of light, and a 5-piece ensuite that feels like your own private spa. Even the garage deserves a shoutout — a double attached setup with an epoxied floor so spotless, you could eat off it. The hot water tank and furnace have both been fully serviced, so you can move in with peace of mind. And location? It’s a dream. You’re right across from a park and peaceful canal with walking paths, ideal for morning coffee strolls or evening dog walks. Residents also have access to the sport court through Jade Holmes, for pickleball, basketball, etc. There’s lots of visitor parking right out front, and you’re just minutes from great shopping, restaurants, and everything you need. If you’ve been looking for a home that blends modern design, low-maintenance living, and unbeatable convenience — welcome home.