



GRASSROOTS
REALTY GROUP

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827 Windbury Street SW
Airdrie, Alberta

MLS # A2265002



\$415,000

Division:	South Windsong		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,413 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Modern End-Unit in Windsong! Set on a sunny corner in Windsong, this townhome blends contemporary finishes with a smart three-level layout and a single attached garage. Offering 3 bedrooms and 2.5 baths, and lots of living space, this home is move-in ready. The ground level welcomes you with a bright foyer and a large utility/storage room, and access to your own single attached garage. Upstairs on the second level, you will fall in love with the natural light that pours into the open, airy main floor, anchored by a sleek kitchen featuring quartz countertops and an oversized island with seating. A convenient 2-piece powder room sits nearby. Dine inside or step out from the dining area to a spacious southwest-facing balcony, perfect for evening sun. The generous living room easily accommodates a sectional and media setup, framed by big windows. On the top level, you'll find two comfortable bedrooms, a laundry room, and an upgraded 4-piece bath. The private primary suite includes a walk-in closet and its own 4-piece ensuite. Additional highlights include luxury vinyl plank flooring, upgraded finishes throughout, a single attached garage, and a small front yard, great for pets. The location checks every box: steps to playgrounds, pathways, and a pond, with shopping, restaurants, schools, transit, and parks close by. Commuters will appreciate quick access to Highway 2 and the short drive into Calgary.