



449 CHINOOK WINDS View SW
Airdrie, Alberta

MLS # A2281234



\$699,900

Division:	Chinook Gate	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,625 sq.ft.	Age: 2023 (3 yrs old)
Beds:	5	Baths: 3 full / 1 half
Garage:	Off Street, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape	

Heating:	Central	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Excellent investment opportunity in the sought-after community of Chinook Winds! This well-maintained half duplex (semi-detached) features an open-concept layout with a total of 4 bedrooms and 3.5 bathrooms. The upper level offers 3 bedrooms and 2.5 bathrooms, while the basement includes 1 bedroom, a spacious living area, kitchen, and full bathroom, providing strong rental and already generating revenue. The property also includes rear garage pads and is ideally located close to schools, public transit, parks, shopping, and all major amenities. A great option for investors, first-time buyers, or multi-generational living. Call your fav realtor today.