



**1509 Bayview Point SW  
Airdrie, Alberta**

**MLS # A2285478**



**\$539,999**

<b>Division:</b>	Bayview	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b> 2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Back Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	none
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Welcome to this well-maintained, newer home located in the desirable community of Bayview, Airdrie. This beautiful 3-bedroom, 2.5-bathroom duplex features a front-attached garage, a bright open-concept layout, and a huge backyard—perfect for summer activities and family enjoyment. The main floor offers a spacious living room filled with natural light, an open kitchen with quartz countertops, modern cabinetry, stainless steel appliances, and a convenient 2-piece bathroom. Upstairs, the primary bedroom includes a private ensuite with a standing shower, while two additional good-sized bedrooms share a full bathroom. A central bonus area provides flexible space for a home office, kids' play area, or reading nook. The unfinished basement offers excellent potential for future development, allowing you to design and build your ideal space. Conveniently located close to parks, walking and biking paths, playgrounds, schools, and shopping, this home combines comfort, functionality, and a great community lifestyle.