



**11 Windford Crescent SW
Airdrie, Alberta**

MLS # A2294396



\$370,000

Division:	South Windsong		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,171 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

This is the kind of home that just makes sense — functional, low-maintenance, and in a location that keeps you connected. Welcome to this no condo fee townhome, owned by just one owner since 2015 and thoughtfully maintained in its original condition. The finishes are clean and simple, giving you a great opportunity to live comfortably as-is or add your own style over time. The main entry is practical and welcoming, featuring a sliding door coat closet, access to your attached single garage, and a tucked-away laundry and mechanical room that keeps everything organized and out of sight. Upstairs, the second level is where daily life happens. The kitchen is anchored by a peninsula that naturally connects to your dining and living spaces — ideal for both everyday living and casual hosting. Out back, you’ll find a balcony off the kitchen overlooking the alley, complete with a gas line ready for your BBQ setup. The top floor offers a straightforward and functional layout with two bedrooms and a full bathroom. The primary bedroom includes a walk-in closet, adding that extra bit of convenience. Families will appreciate the nearby school options, including Northcott Prairie School, Windsong Heights School, St. Veronica School, and St. Martin de Porres School. And for commuters — you’re just 6 minutes to the highway, making access into Calgary quick and easy. Whether you’re a first-time buyer, investor, or looking for a smart, no-frills home with long-term potential, this one is worth a look.