



**173 Bayside Point SW**  
**Airdrie, Alberta**

**MLS # A2297209**



**\$385,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**\*\* PRICE REDUCTION \*\*** Welcome to one of the BEST-LOCATED TOWNHOMES IN BAYSIDE - this rare END-UNIT TOWNHOME which offers the perfect blend of space, light, and lifestyle. Situated KITTY-CORNER TO THE CANAL ENTRANCE, you're just steps from scenic pathways where daily walks, dog outings, and friendly chats with neighbors become part of your routine. It's a location that truly sets this home apart. Inside, the END-UNIT ADVANTAGE is immediately noticeable—extra windows flood the home with natural light, creating a bright, airy feel you'll love coming home to. The open-concept main floor is both functional and inviting, ideal for everyday living and easy entertaining. Step outside to your SUNNY BACK DECK THAT OPENS ONTO A GREENSPACE - a standout feature. Watch the kids play, let the dogs run, or simply relax and unwind while enjoying the added openness this setting provides. The unspoiled basement offers incredible potential, ready for your personal touch—whether you envision additional living space, a home gym, or a recreation area tailored to your lifestyle. Enjoy the convenience of an ATTACHED SINGLE GARAGE PLUS A LONG DRIVEWAY that easily accommodates a second vehicle—perfect for households with multiple drivers or guests. Nestled in the coveted Bayside neighborhood, this property offers the perfect balance of convenience and serene canal-side living. Families will appreciate the direct location across from Bayside Rise Playground, while everyday essentials are just steps away including WH Croxford High School, local daycare facilities, and shopping destinations. Nose Creek Elementary School is also within easy walking distance, making this an ideal location for households with children of all ages. OPPORTUNITIES LIKE THIS DO NOT COME UP OFTEN -

especially in BAYSIDE. Book your showing and experience it for yourself.