



**1607 Summerfield Boulevard
Airdrie, Alberta**

MLS # A2298643



\$479,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Wet Bar		

Inclusions: None

Incredible income-generating opportunity in the established community of Summerhill, Airdrie! This well-maintained property offers a fantastic setup for investors, first-time buyers with a mortgage helper, or multi-generational living. The upper level features a bright and spacious layout with three comfortable bedrooms, a full 4-piece bathroom, a generously sized kitchen with island, and a welcoming living area—perfect for everyday family living. The fully developed lower suite is an excellent income source, complete with two bedrooms, a large kitchen, and an open-concept living and dining space. With its own private laundry, this suite offers independence and privacy for tenants or extended family. Each level includes a separate kitchen and laundry, creating a flexible layout ideal for rental income or shared living arrangements. Situated on a zero lot line property, there’s room to accommodate a future custom garage—adding even more value and potential. Located in a quiet, family-friendly neighbourhood just minutes from Nose Creek Park, schools, shopping, and everyday amenities. Enjoy quick and easy access to major roadways for a convenient commute to Calgary and surrounding areas. Zoned DC-16A, this is a rare opportunity with strong cash flow potential and long-term upside. Perfect for investors or buyers looking to offset their mortgage with rental income—ask about how the suite can help with mortgage qualification! **The City of Airdrie has approved this home for solar panels-They are going in -for the price of regular utilities!!** Don’t miss out—great value and endless possibilities!