



**168 Bayside Point SW**  
**Airdrie, Alberta**

**MLS # A2176679**



**\$465,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** BOTH dryers, hood fans, refrigerators & washers are included. Downstairs bedroom set (bed, 2 end tables, dresser), Downstairs convertible sofa, 2 bar stools, standing wardrobe

Welcome to this charming townhouse in the highly desirable Bayside neighbourhood of Airdrie—ideal for first-time homebuyers, young families, or investors looking for a turnkey property with excellent rental income potential! This beautifully maintained home is perfectly suited to a variety of buyers, and is fully rented—offering a steady cash flow for investors, or the potential to move in at the end of the current lease. Located in a prime spot, this townhouse backs onto a peaceful canal, providing serene views and a tranquil environment that can be enjoyed year-round. With modern finishes and a fully finished walk-out basement, the home offers comfort and style for residents. The open-concept main floor layout allows natural light to flood the space, creating a warm and inviting atmosphere. The property’s location is perfect for families, with local schools, amenities, scenic walking trails and even a daycare/preschool just a stone’s throw away! Whether you’re looking for a home to grow into, or an investment that can generate income while offering a great lifestyle, this townhouse has it all. With reliable tenants already in place, you can enjoy a hassle-free, low-maintenance investment from day one. Don’t miss the opportunity to own this fantastic property in the sought-after Bayside neighborhood—whether you’re buying your first home or expanding your portfolio!