



GRASSROOTS
REALTY GROUP

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**503, 1530 Bayside Avenue SW
Airdrie, Alberta**

MLS # A2202218



\$435,000

Division:	Bayside		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,387 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 379
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Welcome to this beautifully maintained townhouse in the highly sought-after community of Bayside, perfect for families or young professionals. Bayside offers a unique setting for an active, year-round lifestyle with endless recreational opportunities. Just outside Calgary, residents enjoy daily access to scenic waterways, extensive walking paths, and breathtaking mountain views. This home features three bedrooms, two and a half bathrooms, and is within walking distance to greenspaces and picturesque canal-side pathways—ideal for walking, biking, and even paddle boarding in the summer. With nearly 1,400 sq. ft. of developed living space, this townhouse showcases modern architecture and design. Natural light floods the open-concept layout, accentuated by a striking floor-to-ceiling marble fireplace in the main living area and hand-scraped laminate flooring throughout. The modern kitchen features stainless steel appliances, quartz countertops, and sleek cabinetry with soft-close drawers. The adjacent dining area is perfect for entertaining, with patio doors opening to a spacious south-facing composite deck. Upstairs, you’ll find a retreat-like ambiance with 9’ ceilings, convenient upper-floor laundry, and a spacious master bedroom complete with an ensuite featuring double sinks and an oversized shower. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. A double attached garage offers added convenience. This townhouse presents an exceptional opportunity to enjoy modern living in a highly desirable location, combining style, comfort, and convenience. Schedule your private viewing today!