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GRASSROOTS
REALTY GROUP

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145 South Point Greenway SW
Airdrie, Alberta

MLS # A2283699

$509,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,665 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2-T
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome home to park-side living in Southpoint — with NO CONDO FEES. This bright and beautifully maintained 1,665 sq ft rowhome is ideally located directly across from a green space in the sought-after community of Southpoint, Airdrie, offering an exceptional blend of lifestyle, convenience, and value. The open-concept main floor features quartz countertops, stainless steel appliances, ample storage and an upgraded French-door refrigerator, creating a warm and functional space perfect for everyday living and entertaining. Upstairs, you’ll find 3 bedrooms plus a dedicated office, including a spacious primary bedroom overlooking the park, complete with a walk-in closet and dual-sink ensuite. This home truly stands out with central air conditioning, a landscaped yard, stone-paved pathway, and full wooden fencing for added privacy — upgrades not commonly found in neighboring units. A smart thermostat ensures easy, year round climate control. A double detached garage plus a double parking pad for guests, provides excellent everyday convenience. The unfinished basement is clean and ready for future development. Enjoy close proximity to schools, walking paths, green spaces, and a dog park, with quick access to Coopers Promenade and Deerfoot Trail just 3 minutes away, making commuting to Calgary fast and convenient.