

**2232 Windbury Greenway SW**  
**Airdrie, Alberta**

**MLS # A2295664**



**\$447,000**

<b>Division:</b>	South Windsong		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Lawn, Low Maintenance Landscape, Rectan		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Windbury Greenway SW, an exciting new development in the heart of Southwinds, where modern design meets everyday convenience. Beautiful, less than Two Years New, completely Freehold Townhouse. No condo fees. No HOA fees. Perfectly positioned facing a green space. A Kids park right from your front gate. This bright and inviting 3-bedroom, 2.5-bathroom townhome is for those who crave both comfort and style. Open-concept main floor with abundance of natural light. Spacious living area. Beautiful very functional kitchen boasts ample cupboard space, a central island, and a seamless flow into the dining area&mdash;perfect for entertaining or cozy nights in. Upstairs, the primary retreat features a walk-in closet, 4-piece ensuite, and a private rooftop patio&mdash;your own personal escape to enjoy the afternoon and evening sun or a quiet moment under the stars! Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. Tucked away at the back, the attached garage and paved rear lane provide effortless access, rounding out the perfect blend of functionality, charm, and modern living. Brand New Elementary School under construction nearby. With GREEN SPACE AT YOUR DOORSTEP AND A KIDS PARK JUST STEPS AWAY, plus the best of Southwinds just minutes away, this is your chance to experience low-maintenance living in one of the community&rsquo;s most exciting new developments! Currently occupied by an excellent tenant. Tenant leaving on 30th June 2026.