

**165 Windstone Avenue SW**  
**Airdrie, Alberta**

**MLS # A2298524**



**\$399,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsong                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | Townhouse                        |               |                   |
| <b>Size:</b>     | 1,409 sq.ft.                     | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                        |               |                   |
| <b>Lot Feat:</b> | Front Yard                       |               |                   |

|                    |   |                   |       |
|--------------------|---|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Vinyl Plank                           | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | R-BTB |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Vinyl Windows |                   |       |

**Inclusions:** N/A

It's not often you find an End-unit townhome with no condo fees and over 1,400 sq ft of living space that's recently refreshed with new paint, carpet, and vinyl flooring. This home feels clean, updated, and move-in ready. The main living area is open and spacious, with a seamless flow between the living room, dedicated dining space, and kitchen. A functional breakfast bar adds extra seating, while large windows bring in plenty of natural light throughout the day. Step out onto the upper deck, perfect for enjoying summer evenings. Upstairs, the primary bedroom offers a comfortable retreat with a walk-in closet and easy access to the full bathroom. The second bedroom is well-sized and flexible, whether you need space for a roommate, kids, or a home office. The main level includes a convenient powder room, laundry area, and additional storage to keep everything organized. A solid option for anyone looking for low-maintenance living without condo fees, with a bright, functional layout. Located in the desirable neighbourhood of Windsong, close to schools, parks, ponds and pathways, and offering quick access in and out of Airdrie, as well as to shops and amenities.