

663 South Point Heath SW
Airdrie, Alberta

MLS # A2307419



\$459,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,525 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully designed townhouse in the sought-after community of South Point, Airdrie — offering the perfect blend of comfort, style, and convenience with NO condo fees! This stunning home features 2 spacious bedrooms plus Den and 2.5 bathrooms, ideal for families or first-time buyers. The grand foyer welcomes you with a dedicated closet space, keeping your entryway organized and clutter-free. The bright and open-concept main floor showcases a modern kitchen, dining, and living area filled with natural light from oversized windows, creating a warm and inviting atmosphere. Step out onto the covered balcony — perfect for BBQ nights, entertaining guests, or simply relaxing outdoors. The home also offers a spacious single-car garage along with additional driveway parking. Located in a vibrant and family-friendly neighborhood, you’ll enjoy close proximity to a dog park, playgrounds, walking trails, and nearby schools. Conveniently situated just minutes from shopping amenities, only 10 minutes to CrossIron Mills, and with easy access to Calgary International Airport. This home truly combines modern living with everyday convenience — don’t miss your opportunity to make it yours!