

113 Windstone Avenue SW
Airdrie, Alberta

MLS # A2308768



\$395,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,362 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Oversized, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained NO CONDO FEE row townhouse in the highly sought-after community of Windsong! Ideally located just steps from scenic walking and bike paths, green spaces and schools, this home also offers quick access to shopping and everyday amenities, including Save-On-Foods and the retail conveniences along 8 Street SW. Offering exceptional value and functionality, this 2-bedroom, 2.5-bathroom home features an open-concept main floor with large windows throughout, filling the space with natural light. The spacious living and dining areas flow seamlessly to the large private balcony complete with glass panel railings and peaceful views overlooking the park and green space — the perfect place to relax or entertain. The kitchen is equipped with newer stainless steel appliances, full height cabinetry, a large kitchen island and a dedicated pantry for your convenience. Upstairs, the spacious primary bedroom includes its own private ensuite, while a second generously sized bedroom, an additional full bathroom, and a versatile flex space ideal for a work-from-home office or gaming station complete the upper level. The oversized single attached garage provides excellent parking and storage options, with a convenient driveway for additional parking. Just inside the garage entrance, you’ll find a dedicated laundry room featuring a newer Maytag washer and dryer set, along with access to the utility room offering plenty of additional storage space. With low-maintenance landscaping, attractive curb appeal, and an unbeatable location, this property is an excellent opportunity for first-time buyers, move-up buyers, empty nesters, or investors seeking strong rental potential with minimal expenses. With a quick commute to Calgary and the Costco in Balzac, this property is perfect for buyers looking for long term value

without compromising their budget.