

**549 Hillcrest Road SW**  
**Airdrie, Alberta**

**MLS # A2323641**



## \$465,000

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillcrest                                                                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,383 sq.ft.                                                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street |               |                   |

|                    |                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Other                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Open House on Sunday July 2nd, 12-3pm

**GREAT MODERN TOWNHOUSE WITH NO CONDOO FEES!!!**

Welcome to this beautiful 3-bedroom, 2.5-bathroom home located in one of Airdrie's desirable newer communities. Thoughtfully designed with modern finishes and a bright, open layout, this home is perfect for families, professionals, or anyone looking for comfort and convenience. The spacious kitchen features elegant quartz countertops, stainless steel appliances, and plenty of cabinet and counter space, making it ideal for both everyday living and entertaining. The open-concept living and dining areas are filled with natural light and overlook the large, fully usable green backyard—perfect for relaxing, hosting guests, or watching the kids play. Upstairs, you'll find the convenience of a laundry room, along with three generously sized bedrooms. The primary bedroom includes a walk-in closet and a private 2-piece ensuite, creating a comfortable retreat at the end of the day. The unfinished basement offers endless possibilities for future development and features a large window that fills the space with natural light, making it bright and welcoming. Additional highlights include an attached garage, driveway parking, and an excellent location close to scenic walking paths, parks, schools, shopping, and easy highway access for a quick commute to Calgary. Don't miss the opportunity to make this wonderful home yours!