

168 Bayside Point SW Airdrie, Alberta

MLS # A2176679



\$465,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: BOTH dryers, hood fans, refrigerators & washers are included. Downstairs bedroom set (bed, 2 end tables, dresser), Downstairs convertible sofa, 2 bar stools, standing wardrobe

Welcome to this charming townhouse in the highly desirable Bayside neighbourhood of Airdrie—ideal for first-time homebuyers, young families, or investors looking for a turnkey property with excellent rental income potential! This beautifully maintained home is perfectly suited to a variety of buyers, and is fully rented—offering a steady cash flow for investors, or the potential to move in at the end of the current lease. Located in a prime spot, this townhouse backs onto a peaceful canal, providing serene views and a tranquil environment that can be enjoyed year-round. With modern finishes and a fully finished walk-out basement, the home offers comfort and style for residents. The open-concept main floor layout allows natural light to flood the space, creating a warm and inviting atmosphere. The property’s location is perfect for families, with local schools, amenities, scenic walking trails and even a daycare/preschool just a stone’s throw away! Whether you’re looking for a home to grow into, or an investment that can generate income while offering a great lifestyle, this townhouse has it all. With reliable tenants already in place, you can enjoy a hassle-free, low-maintenance investment from day one. Don’t miss the opportunity to own this fantastic property in the sought-after Bayside neighborhood—whether you’re buying your first home or expanding your portfolio!