



GRASSROOTS
REALTY GROUP

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237 South Point Park SW
Airdrie, Alberta

MLS # A2298538



\$439,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,587 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to where modern living meets everyday ease in one of Airdrie's most connected communities. This beautifully maintained 3-storey townhome offers almost 1,600 sq ft of thoughtfully designed space, perfect for families, young professionals or anyone seeking a low-maintenance, design-forward lifestyle. From the moment you step inside, the flexibility of the layout is immediately apparent. The entry level features a bright, versatile den—ideal as a home office, fitness space or creative studio—plus direct access to double attached garage. Upstairs, the main living space is open, airy and beautifully balanced. Luxury vinyl runs wall to wall, stretching sightlines and reinforcing gallery-like flow through the living and dining spaces. The kitchen strikes a confident balance between classic and contemporary. Shaker-style cabinetry is paired with quartz countertops, stainless steel appliances, a pantry and a generous island that anchors the space without overpowering it. The palette is clean and disciplined, allowing the proportions and natural light to take the lead. A south-facing balcony extends the living space outward, inviting sunlight in and offering a quiet moment of retreat. A discreet powder room completes this level. The top floor is dedicated to rest, with 3 well-proportioned bedrooms. The primary suite is calm and functional, complete with its own ensuite and ample storage. Brand new carpet adds softness underfoot while new air conditioning unit ensures comfort through every season. Set in a well-managed, family-friendly complex just steps from schools, playgrounds, tennis courts, shopping and quick access to Highway 2. Stylish, functional & perfectly located: this is the one you've been waiting for.

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