



GRASSROOTS
REALTY GROUP

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972 Windsong Drive SW
Airdrie, Alberta

MLS # A2306946



\$459,900

Division:	Windsong		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,332 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Shelving from Garage, Mechanical Room and Under basement stairs included.

OPEN HOUSE SATURDAY, JUNE 21ST FROM 1:00 - 4:00 PM. PRICE ADJUSTMENT!! Welcome to 972 Windsong Drive!! An extensively upgraded and beautifully maintained 3-bedroom duplex in the highly desirable Windsong community! This move-in ready home truly shines with pride of ownership, featuring brand new luxury vinyl plank flooring (2025) on the main floor and stairs, fresh paint (2025), upgraded LED pot lights throughout, and stylish feature walls that add character to the living room, kitchen, and main floor bath. Brand new kitchen pendants complete the modern look. The kitchen is both functional and inviting, showcasing a sleek backsplash (2024), reverse osmosis water system, upgraded stainless steel appliances, and a gas stove, perfect for cooking and entertaining. Downstairs, the undeveloped basement is already prepped with a city-approved electrical system, along with a new washer & dryer (2025), water heater (2025), and water softener—giving you a head start on future development. This smoke-free home has been professionally cleaned and is truly turnkey. The attached garage offers built-in shelving, the roof has been previously sealed, and a rear parking pad provides extra convenience. Location is unbeatable! the home is just 4 minutes to grocery stores and shopping, with restaurants, cafés, and parks all nearby. The nearest bus stop is just a 1-minute walk away, and the stop for buses heading into Calgary is conveniently located right across the street. The elementary school and park are right across the street, only a 2-minute walk away! No HOA, No Condo Fees, packed with upgrades, perfectly located, and ready for its next owner, this is one you don't want to miss!

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