



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

229 SOUTH POINT Park SW
Airdrie, Alberta

MLS # A2307944



\$459,999

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,547 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Other		

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

INVESTOR ALERT – CASH-FLOWING PROPERTY IN AIRDRIE! Looking for a turnkey investment property with immediate rental income and zero vacancy concerns? This exceptional townhouse in the highly desirable South Point community of SW Airdrie comes with a tenant already in place and a signed lease secured until June 2027! Monthly Rental Income: \$2,200 Lease Commencement: July 1, 2026 Immediate Cash Flow from Day One Hassle-Free Investment Opportunity This move-in-ready, fully renovated townhouse offers the perfect combination of strong rental demand, modern finishes, and a strategic location in one of Airdrie's fastest-growing communities. **PROPERTY FEATURES:** 3 Spacious Bedrooms 2.5 Bathrooms Freshly Painted & Beautifully Renovated Lower-Level Flex Room – Ideal for Home Office, Gym, or Additional Living Space Attached Double Garage Convenient Upper-Floor Laundry Private Balcony for Outdoor Enjoyment The heart of the home features a stunning modern kitchen complete with: Quartz Countertops Stainless Steel Appliances Full-Height Tile Backsplash Large Entertainer's Island Ample Cabinetry Contemporary Black & White Design **WHY INVESTORS LOVE THIS LOCATION:** Growing South Point Community Steps to Schools & Playgrounds Close to Shopping & Daily Amenities Easy Access to Calgary Strong Rental Demand Area Excellent Long-Term Appreciation Potential This is the type of investment savvy investors are actively seeking—a well-maintained property in a high-growth location with guaranteed rental income already in place. Start earning from day one while building equity in one of Alberta's most promising markets. Opportunities like this don't stay available for long.

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