



GRASSROOTS
REALTY GROUP

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733 South Point Gate SW
Airdrie, Alberta

MLS # A2330011



\$449,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained east-facing No-Condo Fee townhouse offering 3 bedrooms, 2.5 bathrooms, and located in the highly sought-after South Point community in SW Airdrie. Step inside to a bright and welcoming living room with large east-facing windows that fill the space with natural light. The open-concept layout flows seamlessly to the rear kitchen, featuring a central island, ample cabinetry, and stainless steel appliances. Positioned at the back of the home, the kitchen overlooks the backyard and offers direct access, making it both functional and inviting. The main floor is completed by a dining area, a convenient mudroom, and a 2-piece bathroom. Upstairs, the primary bedroom features a walk-in closet and a private 4-piece ensuite with a standing shower. Two additional well-sized bedrooms, a 4-piece main bathroom, a versatile den and upper-floor laundry complete this level. The unfinished basement comes with rough-ins for a future bathroom, offering great potential for customization. Outside, enjoy the convenience of a 2-car rear concrete parking pad. Located in the vibrant South Point community, you'll have access to parks, playgrounds, basketball and tennis courts, an off-leash dog park, and a scenic pond. An elementary school is just steps away, and a nearby commercial plaza features grocery stores, Starbucks, daycares, and more. With quick access to Deerfoot Trail, you're approximately 20 minutes from YYC Airport and 25 minutes to downtown Calgary. Major amenities such as Costco, CrossIron Mills, Genesis Place, Walmart, Co-op, pharmacies, and restaurants are all just a short drive away. Don't miss this opportunity to own a beautiful home in a growing community. Book your showing today. Please note some pictures are virtually staged.

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