



GRASSROOTS
REALTY GROUP

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103, 1530 Bayside Avenue SW
Airdrie, Alberta

MLS # A2330974



\$425,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,398 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters		

Inclusions:	N/A
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Welcome to Unit 103, an exceptional 3-bedroom, 2.5-bathroom townhouse nestled in the highly sought-after community of Bayside. Offering parking for up to four vehicles with a double attached garage and full-length driveway, this beautifully maintained middle unit combines modern design, functional living, and an unbeatable location. Step inside and be immediately impressed by the soaring open-to-above living room with dramatic high ceilings, creating an incredible sense of space and openness. Oversized west-facing windows flood the home with natural sunlight throughout the afternoon and evening, making this one of the brightest homes you'll find. The stylish kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a spacious dining area. Just off the kitchen, step onto your private east-facing balcony—the perfect place to enjoy your morning coffee, unwind with a good book, or host summer BBQs. Upstairs, you'll find a retreat-like ambiance with 10-foot ceilings, convenient upper-floor laundry, and a spacious primary bedroom complete with a walk-in closet and a beautifully appointed ensuite featuring double sinks. Two additional generously sized bedrooms and a well-appointed 4-piece bathroom complete the upper level, offering an ideal layout for families, or those working from home. The unfinished lower level provides excellent storage and future development potential, allowing you to customize the space to suit your needs. For added peace of mind, the hot water tank was replaced in 2025. This home is within walking distance to the scenic Bayside canal pathways and greenspaces—perfect for walking, biking, and even paddle boarding. Families will appreciate being within walking distance to Nose Creek Elementary School and Croxford High School, while parks, playgrounds, shopping, restaurants,

and major commuter routes are all just minutes away. Whether you're a first-time home buyer, growing family, downsizer, or investor, this move-in-ready home offers an exceptional combination of style, comfort, natural light, and location. Don't miss your opportunity to own this stunning Bayside home—book your private showing today!